

State of Nevada
Department of Administration
Public Works Division – Building and Grounds Section
Stewart Campus
Facility Condition Analysis

STEWART CAMPUS

5500 Snyder Ave.
Carson City, Nevada 89701

Site Number: 9971
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in December 2013

State of Nevada
Department of Administration
Public Works Division – Building and Grounds Section
Stewart Campus
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9971

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0428	BUILDING #120 PUMP HOUSE [VACANT] 5500 Snyder Ave Stewart	220	1925	4/3/2013	\$0	\$4,400	\$0	\$4,400	\$2,200	200%
0455	BUILDING #33, NON-PROFIT HOUSING 5500 Snyder Ave Stewart	1729	1941	4/3/2013	\$101,245	\$156,450	\$0	\$257,695	\$345,800	75%
0730	BUILDING #48 NDOC STORAGE 5500 Snyder Ave Stewart	4070		4/3/2013	\$142,450	\$0	\$0	\$142,450	\$203,500	70%
0454	BUILDING #32 NON-PROFIT OFFICE 5500 Snyder Ave Stewart	1800	1941	4/3/2013	\$124,400	\$124,580	\$0	\$248,980	\$360,000	69%
2160	BUILDING #70 BARN [B&G STORAGE] 5500 Snyder Ave Stewart	2160		4/3/2013	\$25,920	\$10,800	\$0	\$36,720	\$54,000	68%
0740	BUILDING #56 GARAGE [VACANT] 5500 Snyder Ave Stewart	2075	1963	4/3/2013	\$66,400	\$0	\$0	\$66,400	\$103,750	64%
0727	BUILDING #44 CAPITOL POLICE SUBSTATION 5500 Snyder Ave Stewart	650	1937	4/3/2013	\$12,350	\$67,050	\$0	\$79,400	\$130,000	61%
0734	BUILDING #62 HOUSING 5500 Snyder Ave Stewart	1630	1958	4/3/2013	\$81,415	\$109,925	\$8,150	\$199,490	\$407,500	49%
0732	BUILDING #60 NON-PROFIT 5500 Snyder Ave Stewart	1746	1939	4/3/2013	\$62,393	\$118,300	\$30,000	\$210,693	\$436,500	48%
0746	BUILDING #118 HOUSING 5500 Snyder Ave Stewart	1198	1963	4/3/2013	\$4,000	\$72,234	\$5,990	\$82,224	\$209,650	39%
0736	BUILDING #67 NON-PROFIT 5500 Snyder Ave Stewart	4862	1939	4/3/2013	\$151,871	\$288,100	\$0	\$439,971	\$1,215,500	36%
0731	BUILDING #57 HOUSING 5500 Snyder Ave Stewart	3000	1939	4/3/2013	\$26,500	\$208,500	\$30,000	\$265,000	\$750,000	35%
0419	BLDG #1 STEWART MUSEUM [VACANT] 5500 Snyder Ave Stewart	5602	1923	4/3/2013	\$176,091	\$382,411	\$28,010	\$586,512	\$1,680,600	35%
0744	BUILDING #116 HOUSING 5500 Snyder Ave Stewart	1198	1963	4/3/2013	\$4,000	\$62,734	\$5,990	\$72,724	\$209,650	35%
0747	BUILDING #119 HOUSING 5500 Snyder Ave Stewart	1203	1963	4/3/2013	\$19,000	\$47,399	\$6,015	\$72,414	\$210,525	34%
0745	BUILDING #117 HOUSING 5500 Snyder Ave Stewart	1203	1963	4/3/2013	\$4,000	\$62,399	\$6,015	\$72,414	\$210,525	34%

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0735	BUILDING #65 NON-PROFIT	2102	1937	4/3/2013	\$48,091	\$108,600	\$0	\$156,691	\$525,500	30%
	5500 Snyder Ave									
	Stewart									
0741	BUILDING #110 HOUSING	2000	1939	4/3/2013	\$49,000	\$77,500	\$0	\$126,500	\$450,000	28%
	5500 Snyder Ave									
	Stewart									
0438	BUILDING #18 OFFICE [NDOC]	3700	1936	4/3/2013	\$123,550	\$116,000	\$0	\$239,550	\$925,000	26%
	5500 Snyder Ave									
	Stewart									
0440	BUILDING #160 NEW GYM	37150	1973	4/3/2013	\$910,525	\$1,464,550	\$0	\$2,375,075	\$9,287,500	26%
	5500 Snyder Ave									
	Stewart									
0420	BUILDING #3 STEWART INDIAN MUSEUM	5917	1930	4/3/2013	\$294,798	\$110,252	\$29,585	\$434,635	\$1,775,100	24%
	5500 Snyder Ave									
	Stewart									
0737	BUILDING #84 B&G SHOP	4581	1931	4/3/2013	\$106,249	\$127,120	\$45,810	\$279,179	\$1,145,250	24%
	5500 Snyder Ave									
	Stewart									
0423	BUILDING #8 DOIT STORAGE	720	1930	4/3/2013	\$25,200	\$0	\$0	\$25,200	\$108,000	23%
	5500 Snyder Ave									
	Stewart									
0738	BUILDING #92 CENTRAL HEAT PLANT	3825	1924	4/3/2013	\$0	\$172,400	\$0	\$172,400	\$765,000	23%
	5500 Snyder Ave									
	Stewart									
0424	BUILDING #9 RESIDENCE [POST]	2222	1939	4/3/2013	\$13,888	\$94,386	\$11,110	\$119,384	\$555,500	21%
	5500 Snyder Ave									
	Stewart									
0439	BUILDING #20 OLD GYM [VACANT]	11933	1938	4/3/2013	\$381,856	\$0	\$0	\$381,856	\$1,789,950	21%
	5500 Snyder Ave									
	Stewart									
0441	BUILDING #68A & 68B SHOPS [VACANT]	8588	1931	4/3/2013	\$274,816	\$0	\$0	\$274,816	\$1,288,200	21%
	5500 Snyder Ave									
	Stewart									
0728	BUILDING #46 STORAGE	2590		4/3/2013	\$1,000	\$0	\$51,800	\$52,800	\$259,000	20%
	5500 Snyder Ave									
	Stewart									
0729	BUILDING #47 GARAGE [VACANT]	2183		4/3/2013	\$0	\$0	\$43,660	\$43,660	\$218,300	20%
	5500 Snyder Ave									
	Stewart									
2163	BUILDING #108, GARAGE [VACANT]	750		4/3/2013	\$0	\$7,500	\$0	\$7,500	\$37,500	20%
	5500 Snyder Ave									
	Stewart									
0452	BUILDING #30 WASHOE TRIBE [VACANT]	2569	1939	4/3/2013	\$89,915	\$0	\$0	\$89,915	\$513,800	18%
	5500 Snyder Ave									
	Stewart									
0449	BUILDING #027 WASHOE TRIBE [VACANT]	2254	1937	4/3/2013	\$78,890	\$0	\$0	\$78,890	\$450,800	18%
	5500 Snyder Ave									
	Stewart									
0450	BUILDING #28, WASHOE TRIBE [VACANT]	3523	1937	4/3/2013	\$123,305	\$0	\$0	\$123,305	\$704,600	18%
	5500 Snyder Ave									
	Stewart									

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0451	BUILDING #29 WASHOE TRIBE [VACANT] 5500 Snyder Ave Stewart	3231	1937	4/3/2013	\$113,085	\$0	\$0	\$113,085	\$646,200	18%
0425	BUILDING #11 QUARTERS [VACANT] 5500 Snyder Ave Stewart	1182	1925	4/3/2013	\$41,370	\$0	\$0	\$41,370	\$236,400	18%
0426	BUILDING #2 POST OFFCE (B&G STORAGE) 5500 Snyder Ave Stewart	362	1926	4/3/2013	\$12,670	\$0	\$0	\$12,670	\$72,400	18%
0453	BUILDING #31 WASHOE TRIBE [VACANT] 5500 Snyder Ave Stewart	2388	1939	4/3/2013	\$83,580	\$0	\$0	\$83,580	\$477,600	18%
0429	BUILDING #15 KITCHEN / DINING [VACANT] 5500 Snyder Ave Stewart	11444	1923	4/3/2013	\$5,000	\$228,880	\$228,880	\$462,760	\$2,861,000	16%
0743	BUILDING #114 WAREHOUSE (VACANT) 5500 Snyder Ave Stewart	3200	1925	4/3/2013	\$102,400	\$0	\$0	\$102,400	\$640,000	16%
0742	BUILDING #112 BARN [VACANT] 5500 Snyder Ave Stewart	2450	1925	4/3/2013	\$78,400	\$0	\$0	\$78,400	\$490,000	16%
0726	BUILDING #37 QUARTERS [VACANT] 5500 Snyder Ave Stewart	1433	1956	4/3/2013	\$50,155	\$0	\$0	\$50,155	\$358,250	14%
0725	BLDG #36 WASHOE TRIBE [VACANT] 5500 Snyder Ave Stewart	1500	1942	4/3/2013	\$52,500	\$0	\$0	\$52,500	\$375,000	14%
0724	BLDG #35 WASHOE TRIBE [VACANT] 5500 Snyder Ave Stewart	1500	1942	4/3/2013	\$52,500	\$0	\$0	\$52,500	\$375,000	14%
2162	BUILDING #102 INFIRMARY [VACANT] 5500 Snyder Ave Stewart	3000	1904	4/3/2013	\$96,000	\$0	\$0	\$96,000	\$750,000	13%
0687	BUILDING #13 DORM [DMV&PS] 5500 Snyder Ave Stewart	14572	1941	4/3/2013	\$78,488	\$407,660	\$72,860	\$559,008	\$4,371,600	13%
0431	BUILDING #89 ADMINISTRATION [NDOC] 5500 Snyder Ave Stewart	17545	1931	4/3/2013	\$332,583	\$295,450	\$0	\$628,033	\$5,263,500	12%
0739	BUILDING #96 B&G WAREHOUSE 5500 Snyder Ave Stewart	2710	1940	4/3/2013	\$35,020	\$27,100	\$0	\$62,120	\$542,000	11%
0686	BLDG #012 DORMITORY (P.O.S.T.) 5500 Snyder Ave Stewart	14572	1941	4/3/2013	\$78,488	\$329,660	\$72,860	\$481,008	\$4,371,600	11%
0989	BUILDING #107 STATE FIRE MARSHAL 5500 Snyder Ave Stewart	32832	1963	4/3/2013	\$569,688	\$418,706	\$0	\$988,394	\$9,849,600	10%
0436	BUILDING #14 QUARTERS [VACANT] 5500 Snyder Ave Stewart	1430	1939	4/3/2013	\$28,600	\$0	\$0	\$28,600	\$286,000	10%

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2702	BUILDING #107 GARAGE 5500 Snyder Ave Stewart	676	1964	4/3/2013	\$0	\$6,760	\$0	\$6,760	\$67,600	10%
0442	BUILDING #19 OLD POST OFFICE 5500 Snyder Ave Stewart	1646	1925	4/3/2013	\$0	\$0	\$32,920	\$32,920	\$329,200	10%
0437	BUILDING #16 DORMITORY [VACANT] 5500 Snyder Ave Stewart	8416	1942	4/3/2013	\$168,320	\$0	\$0	\$168,320	\$1,683,200	10%
0430	BUILDING #45 AUDITORIUM [VACANT] 5500 Snyder Ave Stewart	2373	1930	4/3/2013	\$0	\$0	\$47,460	\$47,460	\$474,600	10%
0456	BUILDING #34 WASHOE TRIBE [VACANT] 5500 Snyder Ave Stewart	1729	1941	4/3/2013	\$0	\$0	\$34,580	\$34,580	\$345,800	10%
0421	BUILDING #4 STEWART INDIAN MUSEUM 5500 Snyder Ave Stewart	662	1938	4/3/2013	\$18,240	\$0	\$0	\$18,240	\$198,600	9%
0427	BUILDING #90 AUDITORIUM [B&G] [VACANT] 5500 Snyder Ave Stewart	5857	1925	4/3/2013	\$15,000	\$0	\$117,140	\$132,140	\$1,464,250	9%
2704	WATER TOWER 5500 Snyder Ave Stewart	900	0	4/3/2013	\$0	\$25,000	\$0	\$25,000	\$300,000	8%
2157	BUILDING #161 WATER PLANT 5500 Snyder Ave Stewart	938		4/3/2013	\$0	\$20,636	\$0	\$20,636	\$257,950	8%
0445	BUILDING #23 DORMITORY [VACANT] 5500 Snyder Ave Stewart	6396	1937	4/3/2013	\$0	\$0	\$127,920	\$127,920	\$1,599,000	8%
0447	BUILDING #25 DORMITORY [VACANT] 5500 Snyder Ave Stewart	6396	1937	4/3/2013	\$0	\$0	\$127,920	\$127,920	\$1,599,000	8%
0446	BUILDING #24 DORMITORY [VACANT] 5500 Snyder Ave Stewart	6396	1937	4/3/2013	\$0	\$0	\$127,920	\$127,920	\$1,599,000	8%
0443	BUILDING #21 DORMITORY [VACANT] 5500 Snyder Ave Stewart	8662	1937	4/3/2013	\$0	\$0	\$173,240	\$173,240	\$2,165,500	8%
0444	BUILDING #22 DMV&PS STORAGE [VACANT] 5500 Snyder Ave Stewart	6396	1937	4/3/2013	\$0	\$0	\$127,920	\$127,920	\$1,599,000	8%
0422	BUILDING #6 ADMINISTRATION (P.O.S.T.) 5500 Snyder Ave Stewart	18745	1930	4/3/2013	\$217,622	\$226,750	\$0	\$444,372	\$5,623,500	8%
0433	BUILDING #17 SCHOOL [NDOC] 5500 Snyder Ave Stewart	41826	1964	4/3/2013	\$0	\$629,760	\$0	\$629,760	\$12,547,800	5%
2161	BUILDING #094 PUMP HOUSE 5500 Snyder Ave Stewart	183		4/3/2013	\$0	\$915	\$0	\$915	\$18,300	5%

Site number: 9971

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
2703	BUILDING #89 UTILITY ROOM 5500 Snyder Ave Stewart	120	2000	4/3/2013	\$0	\$1,200	\$0	\$1,200	\$24,000	5%
0733	BUILDING #61 [VACANT] 5500 Snyder Ave Stewart	1630	1949	4/3/2013	\$0	\$8,150	\$0	\$8,150	\$407,500	2%
9971	STEWART CAMPUS SITE 5500 Snyder Ave Stewart		1890	4/3/2013	\$0	\$2,280,000	\$25,000	\$2,305,000		0%
0448	BUILDING #26 CULTURAL RESOURCE OFFICE 5500 Snyder Ave Stewart	1828	1937	4/3/2013	\$0	\$0	\$0		\$365,600	
Report Totals.....:		368,079			\$5,752,827	\$8,900,217	\$1,618,755	\$16,271,799	\$91,964,250	18%

Table of Contents

Building Name	Index #
STEWART CAMPUS SITE	9971
WATER TOWER	2704
BUILDING #89 UTILITY ROOM	2703
BUILDING #107 GARAGE	2702
BUILDING #108, GARAGE [VACANT]	2163
BUILDING #102 INFIRMARY [VACANT]	2162
BUILDING #094 PUMP HOUSE	2161
BUILDING #70 BARN [B&G STORAGE]	2160
BUILDING #161 WATER PLANT	2157
BUILDING #107 STATE FIRE MARSHAL	0989
BUILDING #119 HOUSING	0747
BUILDING #118 HOUSING	0746
BUILDING #117 HOUSING	0745
BUILDING #116 HOUSING	0744
BUILDING #114 WAREHOUSE (VACANT)	0743
BUILDING #112 BARN [VACANT]	0742
BUILDING #110 HOUSING	0741
BUILDING #56 GARAGE [VACANT]	0740
BUILDING #96 B&G WAREHOUSE	0739
BUILDING #92 CENTRAL HEAT PLANT	0738
BUILDING #84 B&G SHOP	0737
BUILDING #67 NON-PROFIT	0736
BUILDING #65 NON-PROFIT	0735
BUILDING #62 HOUSING	0734
BUILDING #61 [VACANT]	0733
BUILDING #60 NON-PROFIT	0732
BUILDING #57 HOUSING	0731
BUILDING #48 NDOC STORAGE	0730
BUILDING #47 GARAGE [VACANT]	0729
BUILDING #46 STORAGE	0728
BUILDING #44 CAPITOL POLICE SUBSTATION	0727
BUILDING #37 QUARTERS [VACANT]	0726
BLDG #36 WASHOE TRIBE [VACANT]	0725

BLDG #35 WASHOE TRIBE [VACANT]	0724	
BUILDING #13 DORM [DMV&PS]	0687	
BLDG #012 DORMITORY (P.O.S.T.)	0686	
BUILDING #34 WASHOE TRIBE [VACANT]	0456	
BUILDING #33, NON-PROFIT HOUSING	0455	
BUILDING #32 NON-PROFIT OFFICE	0454	
BUILDING #31 WASHOE TRIBE [VACANT]	0453	
BUILDING #30 WASHOE TRIBE [VACANT]	0452	
BUILDING #29 WASHOE TRIBE [VACANT]	0451	
BUILDING #28, WASHOE TRIBE [VACANT]	0450	
BUILDING #027 WASHOE TRIBE [VACANT]	0449	
BUILDING #26 CULTURAL RESOURCE OFFICE	0448	No Current Projects
BUILDING #25 DORMITORY [VACANT]	0447	
BUILDING #24 DORMITORY [VACANT]	0446	
BUILDING #23 DORMITORY [VACANT]	0445	
BUILDING #22 DMV&PS STORAGE [VACANT]	0444	
BUILDING #21 DORMITORY [VACANT]	0443	
BUILDING #19 OLD POST OFFICE	0442	
BUILDING #68A & 68B SHOPS [VACANT]	0441	
BUILDING #160 NEW GYM	0440	
BUILDING #20 OLD GYM [VACANT]	0439	
BUILDING #18 OFFICE [NDOC]	0438	
BUILDING #16 DORMITORY [VACANT]	0437	
BUILDING #14 QUARTERS [VACANT]	0436	
BUILDING #17 SCHOOL [NDOC]	0433	
BUILDING #89 ADMINISTRATION [NDOC]	0431	
BUILDING #45 AUDITORIUM [VACANT]	0430	
BUILDING #15 KITCHEN / DINING [VACANT]	0429	
BUILDING #120 PUMP HOUSE [VACANT]	0428	
BUILDING #90 AUDITORIUM [B&G] [VACANT]	0427	
BUILDING #2 POST OFFCE (B&G STORAGE)	0426	
BUILDING #11 QUARTERS [VACANT]	0425	
BUILDING #9 RESIDENCE [POST]	0424	
BUILDING #8 DOIT STORAGE	0423	
BUILDING #6 ADMINISTRATION (P.O.S.T.)	0422	
BUILDING #4 STEWART INDIAN MUSEUM	0421	
BUILDING #3 STEWART INDIAN MUSEUM	0420	
BLDG #1 STEWART MUSEUM [VACANT]	0419	

STEWART CAMPUS SITE

SPWB Facility Condition Analysis - 9971

Survey Date: 4/3/2013

STEWART CAMPUS SITE**BUILDING REPORT**

The Stewart Campus Complex originally was home to the Stewart Indian School which has multiple structures on 109 acres. It was named after Nevada's first U. S. Senator, William Morris Stewart. The school was in operation from 1890 until 1980. The Federal government quit claimed the property and associated structures to the State of Nevada in 1982. There are three sources of water that supply the site. A well supplies the domestic water for most of the occupied structures and some fire hydrants via the elevated water storage tank. Fire sprinkler systems, some occupied structures and some of the hydrants are fed by city water and irrigation water is supplied by Clear Creek water diversions. The site is also served by natural gas, electricity and city sewer. There is also an interpretative walk which starts at a kiosk providing brochures and kiosks which provide an audio description of key structures and their uses by dialing the displayed phone number and instructions. This system is not ADA compliant. This site is on the National Registrar of Historical Places.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,280,000****Necessary - Not Yet Critical****Two to Four Years****CRACK FILL & SEAL ASPHALT PAVING****Project Index #: 9971SIT9****Construction Cost \$180,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads and parking areas. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 300,000 square feet of asphalt area was used to generate this estimate.

SIDEWALK REPLACEMENT**Project Index #: 9971SIT10****Construction Cost \$100,000**

Some of the sidewalks serving the buildings and recreation areas on this site are deteriorated and failing. In some areas cracks wider than four inches have been identified, and there is settling in many locations. This project addresses removal and replacement of existing sidewalks as needed. 10,000 SF of 4" thick concrete sidewalk was used for this estimate.

WATER SYSTEM IMPROVEMENTS**Project Index #: 9971PLM1****Construction Cost \$2,000,000**

The water system currently consists of a combination of well water, spring water from Clear Creek and Carson City Public Works potable water. It is distributed throughout the campus in 60-75 year old asbestos concrete pipe. The connection to the city water is not physically on the Stewart campus and does not have backflow prevention. This project recommends improvements to the system to provide a sustainable long term potable water supply and adequate water volume and pressure for fire hydrants and fire protection systems in the buildings. Included in the estimate is installing new PVC piping to extend the city water main to the campus and replacing the existing water distribution pipe throughout the campus with PVC pipe. Miscellaneous items are also included such as Carson City connection fees, valves, meters, fire hydrants, decommissioning the water treatment plant and backflow prevention for the new city connection and all active service connections. Details of the plan by Buildings and Grounds are outlined in the "Proposed Water Supply Plan" report prepared by Farr West Engineering.

This project or a portion there of was previously recommended in the FCA report dated 10/3/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 4/3/2013.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$25,000****Long-Term Needs****Four to Ten Years****Project Index #: 9971SIT6****WELL EVALUATION OR ABANDONMENT****Construction Cost \$25,000**

There are five wells at the site. None of them have permits as required under NRS 534 of the Division of Water Resources. An application was made in 1982 for the wells, but they were withdrawn in 1984 following protests by the Washoe Tribe and Carson City.

The costs to cap the wells depend on the depth of the wells and the casing size. Preliminary estimates run around \$40.00 to \$50.00 per foot to cap the wells, with a 75 foot minimum charge. No records for the original drillings have been located, and the actual depth of the wells is not known. DWR notes that surrounding wells are typically 100 to 120 feet deep.

This report recommends an evaluation of the wells and whether any or all of them could be returned to service. Costs for an evaluation are similar to capping costs, are have been developed to cover either contingency. Well permits would be in addition to stated costs and are not included in this estimate.

This project or a portion there of was previously recommended in the FCA report dated 10/3/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 4/3/2013.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0
Priority Class 2:	\$2,280,000
Priority Class 3:	\$25,000
Grand Total:	\$2,305,000

WATER TOWER

SPWB Facility Condition Analysis - 2704

Survey Date: 4/3/2013

WATER TOWER BUILDING REPORT

The Water Tower is a +/- 75,000 gallon elevated water storage structure which supplies water to the Stewart Facility. The tank's water is pumped from the well and then gravity feeds several buildings on site.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$25,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2704EXT1****Construction Cost \$25,000****EXTERIOR FINISHES**

It is important to maintain the finish, weather resistance and appearance of the water tower. This project would provide for the painting of the water tower and caulking of the joints to maintain it in a good, weather tight condition. It is recommended that this project be implemented in the next 2-3 years and is recommended on a cyclical basis based on environmental conditions.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 900****Year Constructed: 0****Exterior Finish 1: 100 % Painted Steel****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: 0 %****Construction Type: Structural Steel****IBC Construction Type: I-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$27.78
Priority Class 2:	\$25,000	Total Facility Replacement Construction Cost:	\$300,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$333
Grand Total:	\$25,000	FCNI:	8%

BUILDING #89 UTILITY ROOM

SPWB Facility Condition Analysis - 2703

Survey Date: 4/3/2013

BUILDING #89 UTILITY ROOM**BUILDING REPORT**

The Utility Room building is located in the courtyard of Building 89. It is a concrete masonry unit and wood framed structure which houses the mechanical equipment for the building. The building has an asphalt composition roofing system and a concrete slab-on-grade foundation. It is in good condition.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,200****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2703EXT0****Construction Cost \$600**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are painting the wood finishes, cleaning and sealing the concrete masonry units and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 2703INT1****Construction Cost \$600**

The interior finishes are in fair condition. It is recommended that the interior CMU walls be sealed at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 120****Year Constructed: 2000****Exterior Finish 1: 100 % Concrete Masonry Unit****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U-1****IBC Occupancy Type 2: 0 %****Construction Type: Concrete Masonry Unit and Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$1,200	Total Facility Replacement Construction Cost:	\$24,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$1,200	FCNI:	5%

BUILDING #107 GARAGE

SPWB Facility Condition Analysis - 2702

Survey Date: 4/3/2013

BUILDING #107 GARAGE**BUILDING REPORT**

Building 107 Garage is a brick masonry structure with a low slope single-ply roofing system on a concrete slab-on-grade foundation. It is located along the north side of Building 107 and is in good shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$6,760****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2702EXT1****Construction Cost \$3,380**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the brick masonry, painting the concrete roof eaves and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

INTERIOR FINISHES**Project Index #: 2702INT1****Construction Cost \$3,380**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 676****Year Constructed: 1964****Exterior Finish 1: 100 % Brick Masonry****Exterior Finish 2: 0 %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U-1****IBC Occupancy Type 2: 0 %****Construction Type: Brick and Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$6,760	Total Facility Replacement Construction Cost:	\$68,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$6,760	FCNI:	10%

BUILDING #108, GARAGE [VACANT]

SPWB Facility Condition Analysis - 2163

Survey Date: 4/3/2013

BUILDING #108, GARAGE [VACANT]**BUILDING REPORT**

Building No. 108 is an unreinforced stone masonry and wood framed structure located at the south end of the Stewart Complex. This building is in extremely poor condition and is showing signs of possible structural collapse. These issues will be addressed with a project recommendation in the report.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$7,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2163EXT2****DEMOLISH STRUCTURE****Construction Cost \$7,500**

The building is an old garage that is no longer in use. It has significant structural failures and the roof is completely deteriorated. It is recommended that this structure be demolished.

BUILDING INFORMATION:**Gross Area (square feet): 750****Year Constructed:****Exterior Finish 1: 90 % Stone Masonry****Exterior Finish 2: 10 % Wood Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$7,500	Total Facility Replacement Construction Cost:	\$38,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$7,500	FCNI:	20%

BUILDING #102 INFIRMARY [VACANT]

SPWB Facility Condition Analysis - 2162

Survey Date: 4/3/2013

BUILDING #102 INFIRMARY [VACANT]**BUILDING REPORT**

Building No. 102 is an unreinforced stone masonry and wood framed structure located at the southeast end of the Stewart Complex. This building is in poor condition. It is currently (2013) not occupied and there are no plans for future occupation.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$96,000****Currently Critical****Immediate to Two Years****Project Index #: 2162EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$60,000**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA reports dated 10/01/2001 and 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 2162EXT1**ROOF REPLACEMENT****Construction Cost \$36,000**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey with active leaks and animals living inside. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

This project or a portion thereof was previously recommended in the FCA reports dated 10/01/2001 and 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 3,000****Year Constructed: 1904****Exterior Finish 1: 60 % Stone Masonry****Exterior Finish 2: 40 % Wood Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$96,000	Project Construction Cost per Square Foot:	\$32.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$750,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$96,000	FCNI:	13%

BUILDING #094 PUMP HOUSE

SPWB Facility Condition Analysis - 2161

Survey Date: 4/3/2013

BUILDING #094 PUMP HOUSE**BUILDING REPORT**

The Pump House is an old unreinforced stone masonry structure located adjacent to the water tower. A well and pumping equipment was located in this building but has since been abandoned. It currently houses communication equipment.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$915****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2161EXT1****EXTERIOR FINISHES****Construction Cost \$915**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 183****Year Constructed:****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Stone Masonry****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$915	Total Facility Replacement Construction Cost:	\$18,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$915	FCNI:	5%

BUILDING #70 BARN [B&G STORAGE]

SPWB Facility Condition Analysis - 2160

Survey Date: 4/3/2013

BUILDING #70 BARN [B&G STORAGE]**BUILDING REPORT**

The Buildings and Grounds Storage Barn is a wood framed structure located in the southwest area of the Stewart Complex. The uninsulated building is in poor condition inside and out.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$25,920****Currently Critical****Immediate to Two Years****Project Index #: 2160EXT1****ROOF REPLACEMENT****Construction Cost \$25,920**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

This project or a portion thereof was previously recommended in the FCA reports dated 10/01/2001 and 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$10,800****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2160EXT2****EXTERIOR FINISHES****Construction Cost \$10,800**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 2,160****Year Constructed:****Exterior Finish 1: 50 % Wood Siding****Exterior Finish 2: 50 % Corrugated Metal****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$25,920	Project Construction Cost per Square Foot:	\$17.00
Priority Class 2:	\$10,800	Total Facility Replacement Construction Cost:	\$54,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$36,720	FCNI:	68%

BUILDING #161 WATER PLANT

SPWB Facility Condition Analysis - 2157

Survey Date: 4/3/2013

BUILDING #161 WATER PLANT**BUILDING REPORT**

The Water Plant is a concrete masonry unit and steel structure which contains treatment facilities for the domestic water supplied to the Stewart Camp and others. The roof is concrete and steel with a rolled asphalt roofing material. There is a chlorine leak detection system in the building and it is in good shape. This facility is maintained by the State's Marlette Water System Manager under the Building and Grounds Division.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$20,636****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2157EXT1****Construction Cost \$4,690**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

INTERIOR FINISHES**Project Index #: 2157INT1****Construction Cost \$4,690**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ROOF REPLACEMENT**Project Index #: 2157EXT2****Construction Cost \$11,256**

The rolled asphalt roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new single ply membrane roof. This estimate includes removal and disposal of the old roofing.

BUILDING INFORMATION:

Gross Area (square feet): 938
Year Constructed:
Exterior Finish 1: 100 % Painted CMU
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % H-4
IBC Occupancy Type 2: %
Construction Type: Concrete Masonry Units and Steel
IBC Construction Type: I-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$22.00
Priority Class 2:	\$20,636	Total Facility Replacement Construction Cost:	\$258,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$275
Grand Total:	\$20,636	FCNI:	8%

BUILDING #107 STATE FIRE MARSHAL

SPWB Facility Condition Analysis - 0989

Survey Date: 4/3/2013

BUILDING #107 STATE FIRE MARSHAL**BUILDING REPORT**

The State Fire Marshal and the Nevada Division of Investigation's offices are located in this building. It is a brick masonry and precast concrete structure with a concrete foundation. It has a steel deck and concrete roof with a single-ply roof membrane. The facility contains offices, training areas, storage and restrooms. The building is not fully ADA accessible but does have a new fire sprinkler system. The heating and cooling is provided by multiple split HVAC units and a boiler - air cooled chiller configuration.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$569,688****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE COUNTER****Project Index #: 0989ADA5****Construction Cost \$2,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The entrance to the Traffic Safety Office and the Investigations Office have service counters for the public to approach which do not meet current requirements. Section 904.4 of the ADA Standards For Accessible Design states that a portion of the counter surface that is 36" long minimum and 36" high maximum above the finish floor shall be provided. This project will provide an accessible counter space in accordance with this requirement for each office. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA RESTROOM UPGRADE**Project Index #: 0989ADA3****Construction Cost \$4,000**

The designated Men's and Women's ADA accessible restrooms are not fully compliant. The flush handle is on the wrong side, the toilet paper dispenser is not in the correct location, and it is missing a grab bar. A partial retrofit is necessary. This project would provide funding to bring the restroom into full ADA compliance. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA SIGNAGE**Project Index #: 0989ADA1****Construction Cost \$6,000**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/01/2001 and 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0989ADA4****Construction Cost \$12,000**

This building contains several water fountains that are not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of 6 drinking fountains to meet the ADA requirements.

EXIT SIGN AND EGRESS LIGHTING UPGRADE

Project Index #: 0989SFT4
Construction Cost \$16,416

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

FIRE ALARM SYSTEM UPGRADE

Project Index #: 0989SFT1
Construction Cost \$131,328

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA reports dated 10/01/2001 and 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ROOF REPLACEMENT

Project Index #: 0989EXT2
Construction Cost \$394,344

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period. This project is in design under CIP 13-S01 (5) and is scheduled for replacement in early 2014.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

WATER HEATER REPLACEMENT

Project Index #: 0989PLM1
Construction Cost \$3,500

There is a 125 gallon gas-fired water heater in the building that was installed in 1987. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 1-2 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

WATER HEATER SEISMIC BRACING

Project Index #: 0989SFT5
Construction Cost \$100

The water heater is not seismically anchored to the structure. This project would provide funding for seismic bracing of the water heater to the structure.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$418,706

Necessary - Not Yet Critical

Two to Four Years

DRAINAGE UPGRADES

Project Index #: 0989SIT1
Construction Cost \$25,000

The building has a drainage problem near the Traffic Safety entrance where grade does not properly slope away from the building. The rain accumulates in several areas adjacent to the building, creating a water problem which may infiltrate the interior during inclement weather. This project would create positive flow away from the building by regrading, paving and installing additional drainage swales as needed.

EXHAUST FAN REPLACEMENT

Project Index #: 0989HVA2

Construction Cost \$8,000

The existing exhaust fans that serve the restrooms are original equipment and are not providing adequate ventilation. Some of them were inoperable at the time of the survey. This project would provide for the removal of the existing exhaust fan assemblies and the purchase and installation of new exhaust fan assemblies including connections to utilities. This project or a portion thereof was previously recommended in the FCA reports dated 10/01/2001 and 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

EXTERIOR FINISHES

Project Index #: 0989EXT1

Construction Cost \$164,160

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting the stucco and wood, sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

GUTTER INSTALLATION

Project Index #: 0989EXT3

Construction Cost \$70,000

The building does not have continuous gutters to control the runoff from the roof. The existing gutters and downspouts are only installed at exits. The water currently sheet drains off the roof causing extensive erosion to the built-up dirt slope around the foundation. This will eventually lead to failure of the foundation undermining the integrity of the entire structure. This project would provide funding for the installation of a seamless gutter and downspout system for the building.

INTERIOR FINISHES

Project Index #: 0989INT1

Construction Cost \$98,496

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

JANITORS CLOSET REPAIRS

Project Index #: 0989INT2

Construction Cost \$2,800

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of 2 Janitors Closets.

WINDOW REPLACEMENT

Project Index #: 0989ENR2

Construction Cost \$50,250

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 67 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 32,832
Year Constructed: 1963
Exterior Finish 1: 80 % Brick Masonry
Exterior Finish 2: 20 % Precast Concrete
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 80 % B
IBC Occupancy Type 2: 20 % A-3
Construction Type: Brick Masonry, Wood and Concrete
IBC Construction Type: V-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$569,688	Project Construction Cost per Square Foot:	\$30.10
Priority Class 2:	\$418,706	Total Facility Replacement Construction Cost:	\$9,850,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$988,394	FCNI:	10%

BUILDING #119 HOUSING

SPWB Facility Condition Analysis - 0747

Survey Date: 4/3/2013

BUILDING #119 HOUSING**BUILDING REPORT**

Building Number 119 is a wood framed residential structure on a concrete foundation. The exterior is a painted stucco and it has an asphalt composition roof. It has bedrooms, bathrooms, a kitchen and dining area. Heating is provided by a gas fired forced air unit.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$19,000****Currently Critical****Immediate to Two Years****KITCHEN REMODEL****Project Index #: 0747INT5****Construction Cost \$15,000**

The kitchen and associated cabinets in the are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION**Project Index #: 0747SFT1****Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 09/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$47,399****Necessary - Not Yet Critical****Two to Four Years****ELECTRICAL UPGRADE****Project Index #: 0747ELE1****Construction Cost \$24,060**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0747EXT4****Construction Cost \$1,000**

The 2 exterior wood man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new wood doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

FLOORING REPLACEMENT

Project Index #: 0747INT2
Construction Cost \$9,624

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

INTERIOR DOOR REPLACEMENT

Project Index #: 0747INT4
Construction Cost \$4,000

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 8 interior doors was used in this estimate.

INTERIOR FINISHES

Project Index #: 0747INT1
Construction Cost \$6,015

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

LIGHTING UPGRADE

Project Index #: 0747ENR1
Construction Cost \$1,200

The existing lighting fixtures are the older incandescent type. The fixtures are older, some are broken and they not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

WATER HEATER REPLACEMENT

Project Index #: 0747PLM1
Construction Cost \$1,500

There is a 40 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$6,015

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 0747EXT3
Construction Cost \$6,015

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,203
Year Constructed: 1963
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$19,000	Project Construction Cost per Square Foot:	\$60.19
Priority Class 2:	\$47,399	Total Facility Replacement Construction Cost:	\$211,000
Priority Class 3:	\$6,015	Facility Replacement Cost per Square Foot:	\$175
Grand Total:	\$72,414	FCNI:	34%

BUILDING #118 HOUSING

SPWB Facility Condition Analysis - 0746

Survey Date: 4/3/2013

BUILDING #118 HOUSING**BUILDING REPORT**

Building Number 118 is a wood framed residential structure on a concrete foundation. The exterior is a painted stucco and it has an asphalt composition roof. It has bedrooms, bathrooms, a kitchen and dining area. Heating is provided by a gas fired forced air unit.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$4,000****Currently Critical****Immediate to Two Years****SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Project Index #: 0746SFT1****Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 09/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$72,234****Necessary - Not Yet Critical****Two to Four Years****ELECTRICAL UPGRADE****Project Index #: 0746ELE1****Construction Cost \$23,960**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0746EXT4****Construction Cost \$1,000**

The 2 exterior wood man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new wood doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

FLOORING REPLACEMENT**Project Index #: 0746INT2****Construction Cost \$9,584**

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

INTERIOR DOOR REPLACEMENT**Project Index #: 0746INT4****Construction Cost \$4,000**

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 8 interior doors was used in this estimate.

INTERIOR FINISHES

Project Index #: 0746INT1
Construction Cost \$5,990

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

KITCHEN REMODEL

Project Index #: 0746INT5
Construction Cost \$10,000

The kitchen is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid range, high quality components.

LIGHTING UPGRADE

Project Index #: 0746ENR1
Construction Cost \$1,200

The existing lighting fixtures are the older incandescent type. The fixtures are older, some are broken and they not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

RESTROOM REMODEL

Project Index #: 0746INT3
Construction Cost \$15,000

The restroom in the residence is original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilet, shower and exhaust fan are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing fixtures and finishes is included in this estimate.

WATER HEATER REPLACEMENT

Project Index #: 0746PLM1
Construction Cost \$1,500

There is a 40 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$5,990

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 0746EXT3
Construction Cost \$5,990

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,198
Year Constructed: 1963
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$4,000	Project Construction Cost per Square Foot:	\$68.63
Priority Class 2:	\$72,234	Total Facility Replacement Construction Cost:	\$210,000
Priority Class 3:	\$5,990	Facility Replacement Cost per Square Foot:	\$175
Grand Total:	\$82,224	FCNI:	39%

BUILDING #117 HOUSING

SPWB Facility Condition Analysis - 0745

Survey Date: 4/3/2013

BUILDING #117 HOUSING**BUILDING REPORT**

Building Number 117 is a wood framed residential structure on a concrete foundation. The exterior is a painted stucco and it has an asphalt composition roof. It has bedrooms, bathrooms, a kitchen and dining area. Heating is provided by a gas fired forced air unit.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$4,000****Currently Critical****Immediate to Two Years****SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Project Index #: 0745SFT1****Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 09/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$62,399****Necessary - Not Yet Critical****Two to Four Years****ELECTRICAL UPGRADE****Project Index #: 0745ELE1****Construction Cost \$24,060**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0745EXT4****Construction Cost \$1,000**

The 2 exterior wood man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new wood doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

FLOORING REPLACEMENT**Project Index #: 0745INT2****Construction Cost \$9,624**

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

INTERIOR DOOR REPLACEMENT**Project Index #: 0745INT4****Construction Cost \$4,000**

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 8 interior doors was used in this estimate.

INTERIOR FINISHES

Project Index #: 0745INT1
Construction Cost \$6,015

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

KITCHEN REMODEL

Project Index #: 0745INT5
Construction Cost \$10,000

The kitchen is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid range, high quality components.

LIGHTING UPGRADE

Project Index #: 0745ENR1
Construction Cost \$1,200

The existing lighting fixtures are the older incandescent type. The fixtures are older, some are broken and they not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

RESTROOM REMODEL

Project Index #: 0745INT3
Construction Cost \$5,000

The restroom in the residence is original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilet, shower and exhaust fan are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing fixtures and finishes is included in this estimate.

WATER HEATER REPLACEMENT

Project Index #: 0745PLM1
Construction Cost \$1,500

There is a 40 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$6,015

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 0745EXT3
Construction Cost \$6,015

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,203
Year Constructed: 1963
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$4,000	Project Construction Cost per Square Foot:	\$60.19
Priority Class 2:	\$62,399	Total Facility Replacement Construction Cost:	\$211,000
Priority Class 3:	\$6,015	Facility Replacement Cost per Square Foot:	\$175
Grand Total:	\$72,414	FCNI:	34%

BUILDING #116 HOUSING

SPWB Facility Condition Analysis - 0744

Survey Date: 4/3/2013

BUILDING #116 HOUSING**BUILDING REPORT**

Building Number 116 is a wood framed residential structure on a concrete foundation. The exterior is a painted stucco and it has an asphalt composition roof. It has bedrooms, bathrooms, a kitchen and dining area. Heating is provided by a gas fired forced air unit.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$4,000****Currently Critical****Immediate to Two Years****SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Project Index #: 0744SFT1****Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 09/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$62,734****Necessary - Not Yet Critical****Two to Four Years****ELECTRICAL UPGRADE****Project Index #: 0744ELE1****Construction Cost \$23,960**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0744EXT4****Construction Cost \$1,500**

The 3 exterior wood man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new wood doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

FLOORING REPLACEMENT**Project Index #: 0744INT2****Construction Cost \$9,584**

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

INTERIOR DOOR REPLACEMENT**Project Index #: 0744INT4****Construction Cost \$4,000**

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 8 interior doors was used in this estimate.

Project Index #: 0744INT1
Construction Cost \$5,990

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0744INT5
Construction Cost \$10,000

KITCHEN REMODEL

The kitchen is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid range, high quality components.

Project Index #: 0744ENR1
Construction Cost \$1,200

LIGHTING UPGRADE

The existing lighting fixtures are the older incandescent type. The fixtures are older, some are broken and they not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 0744INT3
Construction Cost \$5,000

RESTROOM REMODEL

The restroom in the residence is original to the building and in overall poor condition. The finishes, fixtures, cabinets, toilet, shower and exhaust fan are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing fixtures and finishes is included in this estimate.

Project Index #: 0744PLM1
Construction Cost \$1,500

WATER HEATER REPLACEMENT

There is a 40 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$5,990

Long-Term Needs

Four to Ten Years

Project Index #: 0744EXT3
Construction Cost \$5,990

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,198
Year Constructed: 1963
Exterior Finish 1: 100 % Painted Stucco / EIFS
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Wood Framing
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$4,000	Project Construction Cost per Square Foot:	\$60.70
Priority Class 2:	\$62,734	Total Facility Replacement Construction Cost:	\$210,000
Priority Class 3:	\$5,990	Facility Replacement Cost per Square Foot:	\$175
Grand Total:	\$72,724	FCNI:	35%

BUILDING #114 WAREHOUSE (VACANT)

SPWB Facility Condition Analysis - 0743

Survey Date: 4/3/2013

BUILDING #114 WAREHOUSE (VACANT)**BUILDING REPORT**

Building #114 is an unreinforced stone masonry structure with a wood framed roof. It is located on the southwest side of the Stewart Campus. The building is currently boarded up and is in a state of arrested decay.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$102,400****Currently Critical****Immediate to Two Years****Project Index #: 0743EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$64,000**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0743EXT1**ROOF REPLACEMENT****Construction Cost \$38,400**

The tin shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 1-2 years with a new tin shingle roof and new underlayments. This estimate includes removal and disposal of the old roofing.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 3,200****Year Constructed: 1925****Exterior Finish 1: 80 % Stone Masonry****Exterior Finish 2: 20 % Tin Siding****Number of Levels (Floors): 2 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$102,400	Project Construction Cost per Square Foot:	\$32.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$640,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$102,400	FCNI:	16%

BUILDING #112 BARN [VACANT]

SPWB Facility Condition Analysis - 0742

Survey Date: 4/3/2013

BUILDING #112 BARN [VACANT]**BUILDING REPORT**

Building #112 is an unreinforced stone masonry structure with a wood framed roof. It is located on the southwest side of the Stewart Campus. The building is currently boarded up and is in a state of arrested decay.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$78,400****Currently Critical****Immediate to Two Years****Project Index #: 0742EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$49,000**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0742EXT1**ROOF REPLACEMENT****Construction Cost \$29,400**

The tin shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 1-2 years with a new tin shingle roof and new underlayments. This estimate includes removal and disposal of the old roofing.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 2,450****Year Constructed: 1925****Exterior Finish 1: 80 % Stone Masonry****Exterior Finish 2: 20 % Tin Siding****Number of Levels (Floors): 2 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$78,400	Project Construction Cost per Square Foot:	\$32.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$490,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$78,400	FCNI:	16%

BUILDING #110 HOUSING

SPWB Facility Condition Analysis - 0741

Survey Date: 4/3/2013

BUILDING #110 HOUSING**BUILDING REPORT**

Building No. 110 is an unreinforced stone masonry and wood framed structure with a new asphalt composition roof. It is currently being used as a residence and is occupied. The building is in fair to good condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$49,000****Currently Critical****Immediate to Two Years****Project Index #: 0741ADA2****ADA ACCESSIBLE PATH OF TRAVEL****Construction Cost \$30,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the entrance are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. 750 square feet of concrete was used for this estimate.

Project Index #: 0741ADA1**ADA RESTROOM UPGRADE****Construction Cost \$15,000**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

Project Index #: 0741SFT1**SEISMIC GAS SHUT-OFF VALVE INSTALLATION****Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$77,500****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0741ELE1****ELECTRICAL UPGRADE****Construction Cost \$40,000**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

EVAPORATIVE COOLER REPLACEMENT

Project Index #: 0741ENR1

Construction Cost \$3,000

An evaporative cooler is installed on the side of this building. It is severely scaled and has reached the end of its useful and expected life. This project would provide for a new evaporative cooler to be installed including all required connections to utilities. The estimate includes removal and disposal of the old cooler.

EXTERIOR FINISHES

Project Index #: 0741EXT1

Construction Cost \$10,000

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

INTERIOR FINISHES

Project Index #: 0741INT1

Construction Cost \$10,000

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

INTERIOR STAIRWAY REPLACEMENT

Project Index #: 0741SFT2

Construction Cost \$9,000

The stairway between the first floor and the second floor does not meet the requirements in the 2012 International Building Code sections 1009 and 1012. The rise and run are inconsistent and there are no handrails. This project would provide funding to remove and replace the stairway and handrail.

TREE REMOVAL

Project Index #: 0741SIT1

Construction Cost \$2,500

The building has two trees which are growing up against the structure. The trees move in windy conditions, rubbing the roofs, which can cause premature failure of the roof system and voiding roof warranties. The root systems are causing shifting and heaving of the foundation and sidewalks, creating unsafe conditions. This project recommends removing the trees.

WATER HEATER REPLACEMENT

Project Index #: 0741PLM1

Construction Cost \$3,000

There are two 30 gallon electric water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 2,000
Year Constructed: 1939
Exterior Finish 1: 100 % Stone Masonry
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Stone Masonry and Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$49,000	Project Construction Cost per Square Foot:	\$63.25
Priority Class 2:	\$77,500	Total Facility Replacement Construction Cost:	\$450,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$225
Grand Total:	\$126,500	FCNI:	28%

BUILDING #56 GARAGE [VACANT]

SPWB Facility Condition Analysis - 0740

Survey Date: 4/3/2013

BUILDING #56 GARAGE [VACANT]**BUILDING REPORT**

Building No. 56 - Garage is a wood framed structure that is in extremely poor shape. Located on the south side of the Stewart Campus, this building is currently missing the roofing shingles and is not being used any longer. The Garage appears older than the indicated 1963 date.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$66,400****Currently Critical****Immediate to Two Years****Project Index #: 0740EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$41,500**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0740EXT1**ROOF REPLACEMENT****Construction Cost \$24,900**

The wood shake shingle and asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 2,075****Year Constructed: 1963****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$66,400	Project Construction Cost per Square Foot:	\$32.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$104,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$66,400	FCNI:	64%

BUILDING #96 B&G WAREHOUSE

SPWB Facility Condition Analysis - 0739

Survey Date: 4/3/2013

BUILDING #96 B&G WAREHOUSE**BUILDING REPORT**

Building No. 96 is also known as the B & G Warehouse. The building is constructed with unreinforced stone masonry and board formed concrete with a asphalt shingle roof on the two story portion and a corrugated metal roof on the single story portion. The facility is located on the east side of the site the B & G shop. The overall condition is poor.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$35,020****Currently Critical****Immediate to Two Years****INTERIOR STAIR HANDRAIL REPLACEMENT****Project Index #: 0739SFT1****Construction Cost \$2,500**

The interior stair handrails in the building are older and do not meet code for safety. The gripping surfaces are incorrect, they are not continuous from the top to bottom landings and/ or they are installed on only one side of the stair. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports in accordance with the 2006 IBC Chapter 10, Section 1012.

ROOF REPLACEMENT**Project Index #: 0739EXT1****Construction Cost \$32,520**

The asphalt composition shingle roof and the corrugated metal roof on this building were in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing. This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$27,100****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0739EXT2****Construction Cost \$13,550**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 0739INT1****Construction Cost \$13,550**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 2,710
Year Constructed: 1940
Exterior Finish 1: 50 % Stone Masonry
Exterior Finish 2: 50 % Poured-in-Place Conc
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type: Stone Masonry and Concrete
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$35,020	Project Construction Cost per Square Foot:	\$22.92
Priority Class 2:	\$27,100	Total Facility Replacement Construction Cost:	\$542,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$62,120	FCNI:	11 %

BUILDING #92 CENTRAL HEAT PLANT

SPWB Facility Condition Analysis - 0738

Survey Date: 4/3/2013

BUILDING #92 CENTRAL HEAT PLANT**BUILDING REPORT**

Building No. 92 Central Heat plant is an unreinforced stone masonry structure with an asphalt composition roof. This building used to provide steam heat for the entire Stewart Campus. There are 4 boilers inside that are not being used any longer. This heating system has been abandoned and the equipment disconnected.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$172,400****Necessary - Not Yet Critical****Two to Four Years****CONSERVE AND PROTECT VACANT BUILDING****Project Index #: 0738SEC1****Construction Cost \$76,500**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

REMOVE AND SALVAGE EXISTING EQUIPMENT**Project Index #: 0738INT1****Construction Cost \$50,000**

The existing equipment in this building has been abandoned and is no longer required nor in use. There are 4 boilers, holding tanks, piping and ancillary equipment inside that should be removed to allow for a different and efficient use of this facility. Some of the piping contains asbestos insulation based on a previous environmental report conducted in 1989. This project would provide for the removal, disposal and / or salvaging of the equipment currently inside of the building including asbestos removal.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ROOF REPLACEMENT**Project Index #: 0738EXT1****Construction Cost \$45,900**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:

Gross Area (square feet): 3,825
Year Constructed: 1924
Exterior Finish 1: 80 % Stone Masonry
Exterior Finish 2: 20 % Concrete/Wood
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type: Stone Masonry and Wood
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$45.07
Priority Class 2:	\$172,400	Total Facility Replacement Construction Cost:	\$765,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$172,400	FCNI:	23%

BUILDING #84 B&G SHOP

SPWB Facility Condition Analysis - 0737

Survey Date: 4/3/2013

BUILDING #84 B&G SHOP**BUILDING REPORT**

Building No. 84 B & G Shop is an unreinforced stone masonry and wood sided structure with a wood framed roof covered with a mix of corrugated metal and tin shingles. It contains shop and maintenance areas for the day to day operations of campus wide facility maintenance. The building has a restroom and a loading dock on the north and south side. The building is lacking a fire alarm and sprinkler system.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$106,249****Currently Critical****Immediate to Two Years****DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Project Index #: 0737ADA1****Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0737SFT5****Construction Cost \$2,291**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 0737SFT2****Construction Cost \$18,324**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code. This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

FIRE SUPPRESSION SYSTEM INSTALLATION**Project Index #: 0737SFT4****Construction Cost \$64,134**

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices. NAC 477.917 states that: Chapter 34 of the International Building Code, 2006 edition, will be used to determine whether an alteration, repair, addition or change of occupancy of an existing building or structure must comply with the requirements for a new building or structure.

SAFETY CABINETS**Project Index #: 0737SFT6****Construction Cost \$10,000**

The storage areas contains many different paints, stains and other hazardous products on open shelves. This does not meet OSHA standards for hazardous materials containment. This project would provide two hazardous storage containers in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d).

Project Index #: 0737EXT2

Construction Cost \$7,500

STAIR REPLACEMENT

There is a set of wood stairs that accesses the north side of the building that serve as a means of egress. They are in poor condition and do not meet current codes. Also, the guardrail on the exterior deck area is missing and / or not to code.

This project would provide for the removal of the existing stairs and installation of a new set of wood stairs which comply with Chapter 10 of the 2012 IBC and a wood framed guardrail along the deck area. A 3'x3' concrete landing at the bottom of the stairs is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$127,120

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0737ELE2

Construction Cost \$91,620

ELECTRICAL UPGRADE

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0737EXT4

Construction Cost \$10,500

LOADING DOCK UPGRADES

The existing concrete loading dock on the south side of the building is showing signs of damage due to age and weather exposure. The concrete stairs are also damaged and are lacking handrails. This project would provide for an exterior epoxy based concrete repair product to be installed over the spalled and damaged concrete including the stairs. Tube steel handrails for the stairs are also included.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0737INT3

Construction Cost \$10,000

RESTROOM REMODEL

The restroom in the building has older fixtures and finishes and is due for a complete remodel. The drain from the urinal had an active leak at the time of the survey. This project would provide for a complete remodel of the restroom fixtures, plumbing, hardware, floor and wall finishes.

Project Index #: 0737ENR1

Construction Cost \$15,000

WINDOW REPLACEMENT

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 10 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$45,810

Long-Term Needs

Four to Ten Years

Project Index #: 0737EXT5

Construction Cost \$22,905

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0737INT2
Construction Cost \$22,905

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 4,581
Year Constructed: 1931
Exterior Finish 1: 80 % Stone Masonry
Exterior Finish 2: 20 % Painted Wood Siding
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-2
IBC Occupancy Type 2: %
Construction Type: Stone Masonry and Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$106,249	Project Construction Cost per Square Foot:	\$60.94
Priority Class 2:	\$127,120	Total Facility Replacement Construction Cost:	\$1,145,000
Priority Class 3:	\$45,810	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$279,179	FCNI:	24%

BUILDING #67 NON-PROFIT

SPWB Facility Condition Analysis - 0736

Survey Date: 4/3/2013

BUILDING #67 NON-PROFIT**BUILDING REPORT**

Building No. 67 is a four-plex style group housing structure. It is constructed with unreinforced stone masonry and wood framing with a new asphalt composition roof. The facility is located in the southwest portion of the Stewart Campus site and is in fair to good shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$151,871****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 0736ADA2****Construction Cost \$30,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the building entrance are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. 750 square feet of concrete was used for this estimate.

ADA RESTROOM UPGRADE**Project Index #: 0736ADA1****Construction Cost \$15,000**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom for one of the units in the triplex. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

EXIT SIGN AND EGRESS LIGHTING INSTALLATION**Project Index #: 0736SFT5****Construction Cost \$12,155**

The building does not have any emergency lighting and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 0736SFT4****Construction Cost \$19,448**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

FIRE SUPPRESSION SYSTEM INSTALLATION**Project Index #: 0736SFT1****Construction Cost \$68,068**

The building is a R-1 occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0736SFT2
Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

SMOKE ALARM INSTALLATION

Project Index #: 0736SFT3
Construction Cost \$3,200

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$288,100

Necessary - Not Yet Critical

Two to Four Years

ASBESTOS ABATEMENT, TSI

Project Index #: 0736ENV1
Construction Cost \$97,240

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ELECTRICAL UPGRADE

Project Index #: 0736ELE1
Construction Cost \$97,240

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

EXTERIOR FINISHES

Project Index #: 0736EXT1
Construction Cost \$24,310

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

INTERIOR FINISHES

Project Index #: 0736INT1
Construction Cost \$24,310

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0736INT2
Construction Cost \$45,000

RESTROOM REMODEL

The four restrooms in the building are more than 20 years old and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of three of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 4,862
Year Constructed: 1939
Exterior Finish 1: 80 % Stone Masonry
Exterior Finish 2: 20 % Painted Wood Siding
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-1
IBC Occupancy Type 2: %
Construction Type: Stone Masonry and Wood
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$151,871	Project Construction Cost per Square Foot:	\$90.49
Priority Class 2:	\$288,100	Total Facility Replacement Construction Cost:	\$1,216,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$439,971	FCNI:	36%

BUILDING #65 NON-PROFIT

SPWB Facility Condition Analysis - 0735

Survey Date: 4/3/2013

BUILDING #65 NON-PROFIT**BUILDING REPORT**

Building No. 65 is a single family housing structure. It is constructed with unreinforced stone masonry and wood framing with a new asphalt composition roof. The facility is located in the southwest portion of the Stewart Campus site and is in fair to good shape. It is surrounded by turf and large trees.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$48,091****Currently Critical****Immediate to Two Years****EXIT SIGN AND EGRESS LIGHTING INSTALLATION****Project Index #: 0735SFT5****Construction Cost \$5,255**

The building does not have any emergency lighting and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 0735SFT4****Construction Cost \$8,408**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

FIRE SUPPRESSION SYSTEM INSTALLATION**Project Index #: 0735SFT3****Construction Cost \$29,428**

The building is a R-1 occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION**Project Index #: 0735SFT1****Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

SMOKE ALARM INSTALLATION**Project Index #: 0735SFT2****Construction Cost \$1,000**

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$108,600****Necessary - Not Yet Critical****Two to Four Years****ASBESTOS ABATEMENT, TSI****Project Index #: 0735ENV1****Construction Cost \$42,040**

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ELECTRICAL UPGRADE**Project Index #: 0735ELE1****Construction Cost \$42,040**

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

EXTERIOR FINISHES**Project Index #: 0735EXT1****Construction Cost \$10,510**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

INTERIOR FINISHES**Project Index #: 0735INT1****Construction Cost \$10,510**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

WATER HEATER REPLACEMENT**Project Index #: 0735PLM1****Construction Cost \$3,500**

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years.

With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:

Gross Area (square feet): 2,102
Year Constructed: 1937
Exterior Finish 1: 90 % Stone Masonry
Exterior Finish 2: 10 % Painted Wood Siding
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Stone Masonry and Wood
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$48,091	Project Construction Cost per Square Foot:	\$74.54
Priority Class 2:	\$108,600	Total Facility Replacement Construction Cost:	\$526,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$156,691	FCNI:	30%

BUILDING #62 HOUSING

SPWB Facility Condition Analysis - 0734

Survey Date: 4/3/2013

BUILDING #62 HOUSING**BUILDING REPORT**

Building No. 62 is a duplex style transitional home located on the west side of the Stewart Campus. It is a wood framed structure with horizontal Masonite siding, concrete foundation and has an asphalt composition roof. The home is surrounded by some turf and shrubs.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$81,415****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 0734ADA3****Construction Cost \$10,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the building entrance are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. 750 square feet of concrete was used for this estimate.

ADA RESTROOM UPGRADE**Project Index #: 0734ADA2****Construction Cost \$10,000**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom for one of the units in the duplex. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

CONCRETE STAIR REPLACEMENT**Project Index #: 0734SFT2****Construction Cost \$24,000**

The 4 sets of concrete stairs that access the building are deteriorating and do not have compliant handrails or landings. Spalling and cracking have occurred. Exposure to the elements is a contributing factor. This project recommends replacing the concrete stairs and installing new stairs and handrails in accordance with IBC Section 1012.

EXIT SIGN AND EGRESS LIGHTING INSTALLATION**Project Index #: 0734SFT3****Construction Cost \$4,075**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 0734SFT5****Construction Cost \$6,520**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0734SFT4
Construction Cost \$22,820

The building is a R-1 occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0734SFT1
Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$109,925

Necessary - Not Yet Critical Two to Four Years

ASBESTOS ABATEMENT, TSI

Project Index #: 0734ENV1
Construction Cost \$32,600

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ELECTRICAL UPGRADE

Project Index #: 0734ELE1
Construction Cost \$32,600

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

FURNACE REPLACEMENT

Project Index #: 0734ENR1
Construction Cost \$5,500

The building is heated by a natural gas-fired furnace. It is more than 15 years old and is reaching the end of its useful life. This project provides for disposal of the existing unit and replacement with a new natural gas-fired unit including connections to utilities.

INTERIOR DOOR REPLACEMENT

Project Index #: 0734INT2
Construction Cost \$12,000

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 12 interior doors was used in this estimate.

INTERIOR FINISHES

Project Index #: 0734INT1
Construction Cost \$8,150

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0734ENR2

LIGHTING UPGRADE

Construction Cost \$4,075

The existing lighting fixtures are the older incandescent type, are not energy efficient and several of the fixtures are damaged. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

Project Index #: 0734INT3

RESTROOM REMODEL

Construction Cost \$15,000

The two restrooms in the duplex are more than 20 years old and in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom for one of the units in the duplex. The removal and disposal of the existing fixtures and finishes is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$8,150

Long-Term Needs

Four to Ten Years

Project Index #: 0734EXT2

EXTERIOR FINISHES

Construction Cost \$8,150

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,630

Year Constructed: 1958

Exterior Finish 1: 100 % Painted Wood Siding

Exterior Finish 2: %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % R-2

IBC Occupancy Type 2: %

Construction Type: Wood Framing

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$81,415	Project Construction Cost per Square Foot:	\$122.39
Priority Class 2:	\$109,925	Total Facility Replacement Construction Cost:	\$408,000
Priority Class 3:	\$8,150	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$199,490	FCNI:	49%

BUILDING #61 [VACANT]

SPWB Facility Condition Analysis - 0733

Survey Date: 4/3/2013

BUILDING #61 [VACANT]**BUILDING REPORT**

Building No. 61 is a duplex style building constructed of unreinforced stone masonry and wood. It has a shingle roof in fair shape. It is currently vacant.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$8,150****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0733EXT1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$8,150**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 1,630****Year Constructed: 1949****Exterior Finish 1: 80 % Stone Masonry****Exterior Finish 2: 20 % Painted Wood Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$5.00
Priority Class 2:	\$8,150	Total Facility Replacement Construction Cost:	\$408,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$8,150	FCNI:	2%

BUILDING #60 NON-PROFIT

SPWB Facility Condition Analysis - 0732

Survey Date: 4/3/2013

BUILDING #60 NON-PROFIT**BUILDING REPORT**

Building No. 60 is a duplex style residence that is constructed with unreinforced stone masonry and wood framing. The residence has a new asphalt composition roof. It is located on the west side of the Stewart Campus and is surrounded by a mix of turf and trees.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$62,393****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 0732ADA2****Construction Cost \$10,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the building entrance are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. 750 square feet of concrete was used for this estimate.

ADA RESTROOM UPGRADE**Project Index #: 0732ADA1****Construction Cost \$15,000**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of one of the restrooms is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

EXIT SIGN AND EGRESS LIGHTING INSTALLATION**Project Index #: 0732SFT4****Construction Cost \$4,365**

The building does not have any emergency lighting and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 0732SFT3****Construction Cost \$6,984**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

FIRE SUPPRESSION SYSTEM INSTALLATION**Project Index #: 0732SFT2****Construction Cost \$24,444**

The building is a R-1 occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

SMOKE ALARM INSTALLATION

Project Index #: 0732SFT1
Construction Cost \$1,600

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$118,300

Necessary - Not Yet Critical Two to Four Years

ASBESTOS ABATEMENT, TSI

Project Index #: 0732ENV1
Construction Cost \$34,920

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ELECTRICAL UPGRADE

Project Index #: 0732ELE1
Construction Cost \$34,920

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

EXTERIOR DOOR REPLACEMENT

Project Index #: 0732EXT2
Construction Cost \$4,000

The 4 exterior wood man doors are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

EXTERIOR FINISHES

Project Index #: 0732EXT1
Construction Cost \$8,730

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

INTERIOR FINISHES

Project Index #: 0732INT1
Construction Cost \$8,730

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0732PLM1

Construction Cost \$3,000

WATER HEATER REPLACEMENT

There are two 40 gallon natural gas-fired water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new natural gas-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0732ENR1

Construction Cost \$24,000

WINDOW REPLACEMENT

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 16 units including wooden frames and additional costs are included due to the historical nature of the building. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$30,000

Long-Term Needs

Four to Ten Years

Project Index #: 0732INT2

Construction Cost \$30,000

KITCHEN REMODEL

The kitchen in each unit of the duplex is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid range, high quality components in both living units.

BUILDING INFORMATION:

Gross Area (square feet): 1,746

Year Constructed: 1939

Exterior Finish 1: 100 % Stone Masonry

Exterior Finish 2: %

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % R-1

IBC Occupancy Type 2: %

Construction Type: Stone Masonry and Wood

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$62,393	Project Construction Cost per Square Foot:	\$120.67
Priority Class 2:	\$118,300	Total Facility Replacement Construction Cost:	\$436,000
Priority Class 3:	\$30,000	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$210,693	FCNI:	48%

BUILDING #57 HOUSING

SPWB Facility Condition Analysis - 0731

Survey Date: 4/3/2013

BUILDING #57 HOUSING**BUILDING REPORT**

Building No. 57, is a duplex style housing structure. It is constructed with unreinforced stone masonry and wood framing with a new asphalt composition roof. The facility is located in the southwest portion of the Stewart Campus site and is in fair to good shape. It is surrounded by turf and large trees.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$26,500****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 0731ADA4****Construction Cost \$10,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the entrance are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. 750 square feet of concrete was used for this estimate.

ADA RESTROOM UPGRADE**Project Index #: 0731ADA2****Construction Cost \$15,000**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of one of the restrooms is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0731SFT2****Construction Cost \$1,500**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$208,500****Necessary - Not Yet Critical****Two to Four Years****ASBESTOS ABATEMENT, TSI****Project Index #: 0731ENV1****Construction Cost \$60,000**

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material. This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ELECTRICAL UPGRADE

Project Index #: 0731ELE1
Construction Cost \$60,000

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

FLOORING REPLACEMENT

Project Index #: 0731INT3
Construction Cost \$24,000

The sheet vinyl and wood plank flooring in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be upgraded. This project would provide for removal and disposal of the existing sheet vinyl flooring and installation of new 12x12 VCT with a 6" base in its place as well as covering the wood planks with VCT.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 0731ENR2
Construction Cost \$45,000

The existing HVAC system consists of wall mounted hydronic radiators and there is no cooling equipments. This project would provide for replacing the existing equipment with exterior ground mounted packaged units that provide natural gas-fired heating as well as air conditioning. Ducting and vents will need to be installed in either the attic or the crawlspace as well. This project includes removal and disposal of the existing HVAC equipment and all required connections to utilities.

INTERIOR DOOR REPLACEMENT

Project Index #: 0731INT4
Construction Cost \$9,000

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 18 interior doors was used in this estimate.

LIGHTING UPGRADE

Project Index #: 0731ENR1
Construction Cost \$7,500

The existing lighting fixtures are the older incandescent type, are not energy efficient and several of the fixtures are damaged. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

WATER HEATER REPLACEMENT

Project Index #: 0731PLM1
Construction Cost \$3,000

There are two natural gas-fired water heaters in the building, a 40 gallon and a 50 gallon. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new natural gas-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$30,000

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 0731EXT2
Construction Cost \$15,000

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7-8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0731INT2
Construction Cost \$15,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 5-6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet): 3,000
Year Constructed: 1939
Exterior Finish 1: 100 % Stone Masonry
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-1
IBC Occupancy Type 2: %
Construction Type: Stone Masonry and Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$26,500	Project Construction Cost per Square Foot:	\$88.33
Priority Class 2:	\$208,500	Total Facility Replacement Construction Cost:	\$750,000
Priority Class 3:	\$30,000	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$265,000	FCNI:	35%

BUILDING #47 GARAGE [VACANT]

SPWB Facility Condition Analysis - 0729

Survey Date: 4/3/2013

BUILDING #47 GARAGE [VACANT]**BUILDING REPORT**

Building No. 47 is an unreinforced stone masonry and wood framed structure that currently is vacant. It has a composition shingle roof and was used as a garage and / or shop. The building in poor shape.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$43,660****Long-Term Needs****Four to Ten Years****Project Index #: 0729EXT2****Construction Cost \$43,660****CONSERVE AND PROTECT VACANT BUILDINGS**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 2,183****Year Constructed:****Exterior Finish 1: 75 % Stone Masonry****Exterior Finish 2: 25 % Painted Wood Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$218,000
Priority Class 3:	\$43,660	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$43,660	FCNI:	20%

BUILDING #46 STORAGE

SPWB Facility Condition Analysis - 0728

Survey Date: 4/3/2013

BUILDING #46 STORAGE**BUILDING REPORT**

Building No. 46, Storage is an unreinforced stone masonry and wood framed building with a composition shingle roof. It is used for storage by B & G.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,000****Currently Critical****Immediate to Two Years****Project Index #: 0728SFT1****FIRE EXTINGUISHER INSTALLATION****Construction Cost \$1,000**

The building does not have a portable fire extinguisher available. The building is currently used for storage and staff enters and exits the building. International Fire Code Section 906 requires that portable fire extinguishers shall be installed in S occupancies. They shall be provided for employee use and selected and distributed based on the classes of anticipated workplace fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 2 fire extinguishers, cabinets, and the hardware necessary to install them.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$51,800****Long-Term Needs****Four to Ten Years****Project Index #: 0728EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$51,800**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 2,590****Year Constructed:****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$1,000	Project Construction Cost per Square Foot:	\$20.39
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$259,000
Priority Class 3:	\$51,800	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$52,800	FCNI:	20%

BUILDING #44 CAPITOL POLICE SUBSTATION

SPWB Facility Condition Analysis - 0727

Survey Date: 4/3/2013

BUILDING #44 CAPITOL POLICE SUBSTATION**BUILDING REPORT**

Building No. 44 Capitol Police Substation is an unreinforced stone masonry and wood framed structure with a tin shingle roof. The facility is lacking a heating and cooling system. It is missing the front entry roof and is generally in poor to fair condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$12,350****Currently Critical****Immediate to Two Years****FIRE ALARM SYSTEM INSTALLATION****Project Index #: 0727SFT1****Construction Cost \$2,600**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ROOF REPLACEMENT**Project Index #: 0727EXT1****Construction Cost \$9,750**

The existing roof is a tin style shingle in poor condition. This project would provide for the removal of the existing roofing system and installation of a new asphalt composition roofing system. The new roof shall match the other newly installed composition roofs on the site.

This project or a portion there of was previously recommended in the FCA report dated 10/3/2001. It has been amended accordingly to reflect conditions observed during the most recent survey date of 9/6/2006.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$67,050****Necessary - Not Yet Critical****Two to Four Years****ASBESTOS ABATEMENT, TSI****Project Index #: 0727ENV1****Construction Cost \$13,000**

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

CONCRETE STAIR REPLACEMENT**Project Index #: 0727SFT2****Construction Cost \$12,000**

The concrete stairs that access the building are not code compliant and many areas of the concrete are spalling and cracking. It appears these stairs are original to the building and should be scheduled for replacement. This project would provide for removal and disposal of the existing concrete stairs and handrails and installation of new compliant stairs and handrails. The estimate is for the replacement of 2 separate stairs. 2012 IBC Chapter 10 was used as a reference for this project.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0727EXT5****Construction Cost \$3,000**

The 2 exterior wood man doors are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

Project Index #: 0727EXT4
Construction Cost \$3,250

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0727INT2
Construction Cost \$4,550

FLOORING REPLACEMENT

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with 12x12 VCT with a 6" base in the next 2-3 years.

Project Index #: 0727INT1
Construction Cost \$3,250

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0727INT3
Construction Cost \$10,000

RESTROOM REMODEL

The restroom in the building is in overall poor condition. The finishes, fixtures, cabinets, toilets and exhaust fan are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing fixtures and finishes is included in this estimate.

Project Index #: 0727EXT2
Construction Cost \$18,000

WINDOW REPLACEMENT

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 12 units including wooden frames and additional costs are included due to the historical nature of the building. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:

Gross Area (square feet): 650
Year Constructed: 1937
Exterior Finish 1: 100 % Stone Masonry
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Stone Masonry and Wood
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$12,350	Project Construction Cost per Square Foot:	\$122.15
Priority Class 2:	\$67,050	Total Facility Replacement Construction Cost:	\$130,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$79,400	FCNI:	61 %

BUILDING #37 QUARTERS [VACANT]

SPWB Facility Condition Analysis - 0726

Survey Date: 4/3/2013

BUILDING #37 QUARTERS [VACANT]**BUILDING REPORT**

Building No. 37 Quarters is a mix of unreinforced stone masonry and wood framing with a composition shingle roof. The residence is currently vacant and is in poor shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$50,155****Currently Critical****Immediate to Two Years****Project Index #: 0726EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$28,660**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0726EXT1**ROOF REPLACEMENT****Construction Cost \$21,495**

The transite shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing and additional costs have been added for the abatement of asbestos containing materials.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 1,433****Year Constructed: 1956****Exterior Finish 1: 60 % Stone Masonry****Exterior Finish 2: 40 % Painted Wood Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$50,155	Project Construction Cost per Square Foot:	\$35.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$358,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$50,155	FCNI:	14%

BLDG #36 WASHOE TRIBE [VACANT]

SPWB Facility Condition Analysis - 0725

Survey Date: 4/3/2013

BLDG #36 WASHOE TRIBE [VACANT]**BUILDING REPORT**

Building No. 36 Washoe Tribe is a mix of unreinforced stone masonry and wood framing with a transite shingle roof. The residence is currently vacant and is in poor shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$52,500****Currently Critical****Immediate to Two Years****Project Index #: 0725EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$30,000**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0725EXT1**ROOF REPLACEMENT****Construction Cost \$22,500**

The transite shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing and additional costs have been added for the abatement of asbestos containing materials.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 1,500****Year Constructed: 1942****Exterior Finish 1: 90 % Stone Masonry****Exterior Finish 2: 10 % Painted Wood Siding****Number of Levels (Floors): 2 Basement? No****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$52,500	Project Construction Cost per Square Foot:	\$35.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$375,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$52,500	FCNI:	14%

BLDG #35 WASHOE TRIBE [VACANT]

SPWB Facility Condition Analysis - 0724

Survey Date: 4/3/2013

BLDG #35 WASHOE TRIBE [VACANT]**BUILDING REPORT**

Building No. 35, Washoe Tribe is an unreinforced stone masonry and wood framed structure with a transite shingle roof. The residence is currently vacant and is in poor shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$52,500****Currently Critical****Immediate to Two Years****Project Index #: 0724EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$30,000**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0724EXT1**ROOF REPLACEMENT****Construction Cost \$22,500**

The transite shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing and additional costs have been added for the abatement of asbestos containing materials.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 1,500****Year Constructed: 1942****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$52,500	Project Construction Cost per Square Foot:	\$35.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$375,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$52,500	FCNI:	14%

BUILDING #13 DORM [DMV&PS]

SPWB Facility Condition Analysis - 0687

Survey Date: 4/3/2013

BUILDING #13 DORM [DMV&PS]**BUILDING REPORT**

This building is used as a dormitory for the State of Nevada Public Safety Training Division. It is constructed with unreinforced stone masonry and has an asphalt composition roof. There are numerous sleeping rooms, Men's and Women's restrooms, laundry rooms and training rooms located within the facility. There is a new fire sprinkler and alarm system inside and heating is provided by gas fired hydronic heating system. There is no cooling provided and the building and restrooms are not ADA accessible

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$78,488****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0687ADA1****Construction Cost \$4,000**

The designated unisex ADA accessible restrooms are not fully compliant. There is no pipe protection, the toilet paper dispenser is not in the correct location, one of the flush handles is on the wrong side and the grab bars are not compliant. A partial retrofit is necessary. This project would provide funding to bring the restrooms into full ADA compliance. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ADA SIGNAGE**Project Index #: 0687ADA3****Construction Cost \$1,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0687ADA2****Construction Cost \$8,000**

This building contains 3 water fountains that are not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of four drinking fountains to meet the ADA requirements.

EGRESS LIGHTING UPGRADE**Project Index #: 0687SFT3****Construction Cost \$2,700**

There are older emergency egress lighting units in this building. These units have a finite lifespan, and this project recommends their replacement with new egress lights, and providing additional lights on the main exit routes and in individual rooms as needed.

FIRE ALARM SYSTEM UPGRADE

Project Index #: 0687SFT1
Construction Cost \$58,288

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0687SFT2
Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 09/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$407,660

Necessary - Not Yet Critical

Two to Four Years

CARPET REPLACEMENT

Project Index #: 0687INT2
Construction Cost \$84,000

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years.

EXHAUST FAN INSTALLATION

Project Index #: 0687HVA1
Construction Cost \$3,000

There are two rooms in the building with laundry facilities. These rooms are not equipped with any type of exhaust system to ventilate the rooms. When the laundry machines are running, heat and moisture build up in the rooms and the occupants prop open the fire rated doors. This compromises the fire safety design for the building. This project would provide for the purchase and installation of exhaust fan assemblies in each room including connections to utilities.

INTERIOR FINISHES

Project Index #: 0687INT1
Construction Cost \$72,860

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

JANITORS CLOSET REPAIRS

Project Index #: 0687INT4
Construction Cost \$2,800

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of two Janitors Closets.

RESTROOM REMODEL

Project Index #: 0687INT3
Construction Cost \$70,000

The two large restrooms in the dormitory have not been remodeled for at least 20 years and are in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

WINDOW REPLACEMENT

Project Index #: 0687ENR1
Construction Cost \$175,000

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 70 units including wooden frames and additional costs are included due to the historical nature of the building. Removal and disposal of the existing windows is included in this estimate.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$72,860

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 0687EXT3
Construction Cost \$72,860

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 14,572

Year Constructed: 1941

Exterior Finish 1: 90 % Stone Masonry

Exterior Finish 2: 10 % Painted Wood Siding

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % R-1

IBC Occupancy Type 2: %

Construction Type: Stone Masonry and Wood

IBC Construction Type: V-A

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$78,488	Project Construction Cost per Square Foot:	\$38.36
Priority Class 2:	\$407,660	Total Facility Replacement Construction Cost:	\$4,372,000
Priority Class 3:	\$72,860	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$559,008	FCNI:	13%

BLDG #012 DORMITORY (P.O.S.T.)

SPWB Facility Condition Analysis - 0686

Survey Date: 4/3/2013

BLDG #012 DORMITORY (P.O.S.T.)**BUILDING REPORT**

This building is used as a dormitory for the State of Nevada POST program. It is constructed with unreinforced stone masonry and has an asphalt composition roof. There are numerous sleeping rooms, Men's and Women's restrooms, laundry rooms and training rooms located within the facility. There is a new fire sprinkler and alarm system inside and heating is provided by gas fired hydronic heating system. There is no cooling provided and the building and restrooms are not ADA accessible

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$78,488****Currently Critical****Immediate to Two Years****ADA RESTROOM UPGRADE****Project Index #: 0686ADA2****Construction Cost \$4,000**

The designated unisex ADA accessible restrooms are not fully compliant. There is no pipe protection, the toilet paper dispenser is not in the correct location, one of the flush handles is on the wrong side and the grab bars are not compliant. A partial retrofit is necessary. This project would provide funding to bring the restrooms into full ADA compliance. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA SIGNAGE**Project Index #: 0686ADA4****Construction Cost \$1,500**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0686ADA3****Construction Cost \$8,000**

This building contains 3 water fountains that are not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of four drinking fountains to meet the ADA requirements.

EGRESS LIGHTING UPGRADE**Project Index #: 0686SFT3****Construction Cost \$2,700**

There are older emergency egress lighting units in this building. These units have a finite lifespan, and this project recommends their replacement with new egress lights, and providing additional lights on the main exit routes and in individual rooms as needed.

FIRE ALARM SYSTEM UPGRADE

Project Index #: 0686SFT1
Construction Cost \$58,288

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0686SFT2
Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 09/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$329,660

Necessary - Not Yet Critical

Two to Four Years

EXHAUST FAN INSTALLATION

Project Index #: 0686HVA1
Construction Cost \$3,000

There are two rooms in the building with laundry facilities. These rooms are not equipped with any type of exhaust system to ventilate the rooms. When the laundry machines are running, heat and moisture build up in the rooms and the occupants prop open the fire rated doors. This compromises the fire safety design for the building. This project would provide for the purchase and installation of exhaust fan assemblies in each room including connections to utilities.

INTERIOR FINISHES

Project Index #: 0686INT1
Construction Cost \$72,860

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

JANITORS CLOSET REPAIRS

Project Index #: 0686INT3
Construction Cost \$2,800

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of two Janitors Closets.

RESTROOM REMODEL

Project Index #: 0686INT2
Construction Cost \$70,000

The two large restrooms in the dormitory have not been remodeled for at least 20 years and are in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

Project Index #: 0686PLM1
Construction Cost \$6,000

WATER HEATER REPLACEMENT

There are two 100 gallon gas-fired water heaters in the building that were installed in 1993. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new gas-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0686EXT1
Construction Cost \$175,000

WINDOW REPLACEMENT

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 70 units including wooden frames and additional costs are included due to the historical nature of the building. Removal and disposal of the existing windows is included in this estimate.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/14/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$72,860

Long-Term Needs

Four to Ten Years

Project Index #: 0686EXT4
Construction Cost \$72,860

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 6-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 14,572

Year Constructed: 1941

Exterior Finish 1: 90 % Stone Masonry

Exterior Finish 2: 10 % Painted Wood Siding

Number of Levels (Floors): 1 Basement? No

IBC Occupancy Type 1: 100 % R-1

IBC Occupancy Type 2: %

Construction Type: Stone Masonry and Wood

IBC Construction Type: V-A

Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$78,488	Project Construction Cost per Square Foot:	\$33.01
Priority Class 2:	\$329,660	Total Facility Replacement Construction Cost:	\$4,372,000
Priority Class 3:	\$72,860	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$481,008	FCNI:	11 %

BUILDING #34 WASHOE TRIBE [VACANT]

SPWB Facility Condition Analysis - 0456

Survey Date: 4/3/2013

BUILDING #34 WASHOE TRIBE [VACANT]**BUILDING REPORT**

Building No. 34 is an unreinforced stone masonry and wood framed structure with a composition shingle roof. This duplex residence is currently.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$34,580****Long-Term Needs****Four to Ten Years****Project Index #: 0456EXT2****Construction Cost \$34,580****CONSERVE AND PROTECT VACANT BUILDING**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 1,729****Year Constructed: 1941****Exterior Finish 1: 60 % Stone Masonry****Exterior Finish 2: 40 % Painted Wood Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$346,000
Priority Class 3:	\$34,580	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$34,580	FCNI:	10%

BUILDING #33, NON-PROFIT HOUSING

SPWB Facility Condition Analysis - 0455

Survey Date: 4/3/2013

BUILDING #33, NON-PROFIT HOUSING**BUILDING REPORT**

Building No. 33 is a duplex residential structure constructed with unreinforced stone masonry and wood framing. It has an asphalt composition roof and is in fair condition. One side of the duplex has been remodeled to provide ADA accessibility but it is not ADA compliant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$101,245****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 0455ADA1****Construction Cost \$30,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the entrance are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing entrance. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ADA RAMP REPLACEMENT**Project Index #: 0455ADA2****Construction Cost \$15,000**

This building has an ADA accessible ramp located on the north side of the building. This ramp is on the accessible path of travel from the parking space to the rear entrance of the building. The ramp does not have proper landings, curbs or handrails. This project would provide for replacing the ramp with a fully compliant ramp. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA RESTROOM UPGRADE**Project Index #: 0455ADA3****Construction Cost \$15,000**

One side of the duplex has some ADA improvements, but it is due for an upgrade. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

EXIT SIGN AND EGRESS LIGHTING INSTALLATION**Project Index #: 0455SFT5****Construction Cost \$4,323**

The building does not have any emergency lighting or exit signs. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 0455SFT4****Construction Cost \$6,916**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0455SFT3
Construction Cost \$25,206

This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or addition. This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

NAC 477.917 states that: Existing buildings and structures: Alterations, repairs, additions or changes of occupancy.

1. Chapter 34 of the International Building Code, 2006 edition, will be used to determine whether an alteration, repair, addition or change of occupancy of an existing building or structure must comply with the requirements for a new building or structure.

2. Structures existing before November 1, 1994, must comply with the requirements set forth in section 3410.2 of the International Building Code, 2006 edition.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0455SFT1
Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

SMOKE ALARM INSTALLATION

Project Index #: 0455SFT2
Construction Cost \$800

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$156,450

Necessary - Not Yet Critical Two to Four Years

ASBESTOS ABATEMENT, TSI

Project Index #: 0455ENV1
Construction Cost \$34,580

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ELECTRICAL UPGRADE

Project Index #: 0455ELE1
Construction Cost \$34,580

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

Project Index #: 0455EXT1
Construction Cost \$8,645

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0455INT1
Construction Cost \$8,645

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0455INT2
Construction Cost \$70,000

KITCHEN REMODEL

Both sides of the duplex have a kitchen that is in fair to poor condition. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid range, high quality components on both sides of the duplex.

BUILDING INFORMATION:

Gross Area (square feet): 1,729
Year Constructed: 1941
Exterior Finish 1: 60 % Stone Masonry
Exterior Finish 2: 40 % Painted Wood Siding
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Stone Masonry and Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$101,245	Project Construction Cost per Square Foot:	\$149.04
Priority Class 2:	\$156,450	Total Facility Replacement Construction Cost:	\$346,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$257,695	FCNI:	74%

BUILDING #32 NON-PROFIT OFFICE

SPWB Facility Condition Analysis - 0454

Survey Date: 4/3/2013

BUILDING #32 NON-PROFIT OFFICE**BUILDING REPORT**

Building No. 32 is a residential structure constructed with unreinforced stone masonry and wood framing that is currently being used as an office. It has an asphalt composition roof and is in fair condition. The building is lacking ADA accessibility.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$124,400****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 0454ADA2****Construction Cost \$30,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the existing sidewalk. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. 750 square feet of concrete was used for this estimate. It is recommended that this project coincide with the paving project.

ADA DOOR HARDWARE REPLACEMENT**Project Index #: 0454SFT5****Construction Cost \$4,500**

The 2010 ADA Standards for Accessible Design states that handles, pulls, latches, locks and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force to activate operable parts shall be 5 pounds maximum. It is recommended that proper lever hardware be installed on all of the interior doors in this building to meet these requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and sections 309.4 and 404.2.7 of the 2010 ADA Standards For Accessible Design were used as a reference for this project.

ADA RESTROOM UPGRADE**Project Index #: 0454ADA4****Construction Cost \$15,000**

The building does not have an accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

EXIT SIGN AND EGRESS LIGHTING INSTALLATION**Project Index #: 0454SFT6****Construction Cost \$4,500**

The building does not have any emergency lighting and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 0454SFT3****Construction Cost \$7,200**

This building is lacking a fire detection and alarm system and only has one smoke detector. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0454SFT4
Construction Cost \$25,200

The building is a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

INTERIOR ACCESSIBILITY UPGRADES

Project Index #: 0454ADA3
Construction Cost \$25,000

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. An accessible path of travel throughout the interior of the building is necessary to comply with ADA accessibility requirements. There are at least two areas of the building that have a change in level greater than 1/2". This project would provide for raising the floor level to match or installing compliant ramps at these locations. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

INTERIOR STAIRWAY REPLACEMENT

Project Index #: 0454SFT2
Construction Cost \$9,000

The stairs and handrails between the first floor and the second floor do not meet the requirements in the 2012 International Building Code sections 1009 and 1012. This project would provide funding to remove and replace the stairway and handrail.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 0454SFT1
Construction Cost \$4,000

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$124,580

Necessary - Not Yet Critical

Two to Four Years

ASBESTOS ABATEMENT, TSI

Project Index #: 0454ENV1
Construction Cost \$36,000

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Thermal System Insulation was found on the piping and this report recommends abatement of this material.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ELECTRICAL UPGRADE

Project Index #: 0454ELE1
Construction Cost \$36,000

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

ELECTRICAL UPGRADE

Project Index #: 0454ELE2

Construction Cost \$34,580

This building was constructed before the high demand for electrical services were needed for computers and other electrical devices. As time has progressed, the buildings electrical demand and system has changed. It is utilized to its current maximum potential. The electrical panels are more than 30 years old, the fuses burn out often and it is difficult to find the correct replacement fuses. It is recommended the entire system be upgraded to meet the evolving needs of the building.

EXTERIOR FINISHES

Project Index #: 0454EXT1

Construction Cost \$9,000

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

INTERIOR FINISHES

Project Index #: 0454INT1

Construction Cost \$9,000

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:

Gross Area (square feet): 1,800
Year Constructed: 1941
Exterior Finish 1: 80 % Stone Masonry
Exterior Finish 2: 20 % Painted Wood Siding
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Stone Masonry and Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$124,400	Project Construction Cost per Square Foot:	\$138.32
Priority Class 2:	\$124,580	Total Facility Replacement Construction Cost:	\$360,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$248,980	FCNI:	69%

BUILDING #31 WASHOE TRIBE [VACANT]

SPWB Facility Condition Analysis - 0453

Survey Date: 4/3/2013

BUILDING #31 WASHOE TRIBE [VACANT]**BUILDING REPORT**

Building No. 31 is an unreinforced stone masonry and wood framed structure with a transite shingle roof. The building is designed as a residence and is currently vacant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$83,580****Currently Critical****Immediate to Two Years****Project Index #: 0453EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$47,760**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0453EXT1**ROOF REPLACEMENT****Construction Cost \$35,820**

The transite shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing and additional costs have been added for the abatement of asbestos containing materials.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 2,388****Year Constructed: 1939****Exterior Finish 1: 80 % Stone Masonry****Exterior Finish 2: 20 % Painted Wood Siding****Number of Levels (Floors): 1 Basement? Yes****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$83,580	Project Construction Cost per Square Foot:	\$35.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$478,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$83,580	FCNI:	17%

BUILDING #30 WASHOE TRIBE [VACANT]

SPWB Facility Condition Analysis - 0452

Survey Date: 4/3/2013

BUILDING #30 WASHOE TRIBE [VACANT]**BUILDING REPORT**

Building No. 30 is an unreinforced stone masonry and wood framed structure with a transite shingle roof. The building is designed as a duplex style residence and is currently vacant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$89,915****Currently Critical****Immediate to Two Years****Project Index #: 0452EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$51,380**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0452EXT1**ROOF REPLACEMENT****Construction Cost \$38,535**

The transite shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing and additional costs have been added for the abatement of asbestos containing materials.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 2,569****Year Constructed: 1939****Exterior Finish 1: 90 % Stone Masonry****Exterior Finish 2: 10 % Painted Wood Siding****Number of Levels (Floors): 1 Basement? Yes****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$89,915	Project Construction Cost per Square Foot:	\$35.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$514,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$89,915	FCNI:	17%

BUILDING #29 WASHOE TRIBE [VACANT]

SPWB Facility Condition Analysis - 0451

Survey Date: 4/3/2013

BUILDING #29 WASHOE TRIBE [VACANT]**BUILDING REPORT**

Building No. 29 is an unreinforced stone masonry and wood framed structure with a transite shingle roof. The building is designed as a duplex residence and is currently vacant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$113,085****Currently Critical****Immediate to Two Years****Project Index #: 0451EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$64,620**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0451EXT1**ROOF REPLACEMENT****Construction Cost \$48,465**

The transite shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing and additional costs have been added for the abatement of asbestos containing materials.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 3,231****Year Constructed: 1937****Exterior Finish 1: 90 % Stone Masonry****Exterior Finish 2: 10 % Painted Wood Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$113,085	Project Construction Cost per Square Foot:	\$35.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$646,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$113,085	FCNI:	18%

BUILDING #28, WASHOE TRIBE [VACANT]

SPWB Facility Condition Analysis - 0450

Survey Date: 4/3/2013

BUILDING #28, WASHOE TRIBE [VACANT]**BUILDING REPORT**

Building No. 28 is an unreinforced stone masonry and wood framed structure with a transite shingle roof. The building is designed as a residence and is currently vacant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$123,305****Currently Critical****Immediate to Two Years****Project Index #: 0450EXT2****CONSERVE AND PROTECT VACANT BUILDINGS****Construction Cost \$70,460**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0450EXT1**ROOF REPLACEMENT****Construction Cost \$52,845**

The transite shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing and additional costs have been added for the abatement of asbestos containing materials.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 3,523****Year Constructed: 1937****Exterior Finish 1: 90 % Stone Masonry****Exterior Finish 2: 10 % Painted Wood Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$123,305	Project Construction Cost per Square Foot:	\$35.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$705,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$123,305	FCNI:	17%

BUILDING #027 WASHOE TRIBE [VACANT]

SPWB Facility Condition Analysis - 0449

Survey Date: 4/3/2013

BUILDING #027 WASHOE TRIBE [VACANT]**BUILDING REPORT**

Building No. 27 is an unreinforced stone masonry and wood framed structure with a transite shingle roof. The building is designed as a duplex style residence and is currently vacant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$78,890****Currently Critical****Immediate to Two Years****Project Index #: 0449EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$45,080**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0449EXT1**ROOF REPLACEMENT****Construction Cost \$33,810**

The transite shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2-3 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing and additional costs have been added for the abatement of asbestos containing materials.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 2,254****Year Constructed: 1937****Exterior Finish 1: 90 % Stone Masonry****Exterior Finish 2: 10 % Painted Wood Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$78,890	Project Construction Cost per Square Foot:	\$35.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$451,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$78,890	FCNI:	17%

BUILDING #25 DORMITORY [VACANT]

SPWB Facility Condition Analysis - 0447

Survey Date: 4/3/2013

BUILDING #25 DORMITORY [VACANT]**BUILDING REPORT**

Building No. 25 is an unreinforced stone masonry and wood framed structure. It was a dormitory with restroom and laundry facilities. The building is vacant.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$127,920****Long-Term Needs****Four to Ten Years****Project Index #: 0447EXT2****Construction Cost \$127,920****CONSERVE AND PROTECT VACANT BUILDING**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 6,396****Year Constructed: 1937****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-1****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,599,000
Priority Class 3:	\$127,920	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$127,920	FCNI:	8%

BUILDING #24 DORMITORY [VACANT]

SPWB Facility Condition Analysis - 0446

Survey Date: 4/3/2013

BUILDING #24 DORMITORY [VACANT]**BUILDING REPORT**

Building No. 24 is an unreinforced stone masonry and wood framed structure. It was a dormitory with restroom and laundry facilities. The building is vacant.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$127,920****Long-Term Needs****Four to Ten Years****Project Index #: 0446EXT2****Construction Cost \$127,920****CONSERVE AND PROTECT VACANT BUILDING**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 6,396****Year Constructed: 1937****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-1****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,599,000
Priority Class 3:	\$127,920	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$127,920	FCNI:	8%

BUILDING #23 DORMITORY [VACANT]

SPWB Facility Condition Analysis - 0445

Survey Date: 4/3/2013

BUILDING #23 DORMITORY [VACANT]**BUILDING REPORT**

Building No. 23 is an unreinforced stone masonry and wood framed structure. It was a dormitory with restroom and laundry facilities. The building is vacant.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$127,920****Long-Term Needs****Four to Ten Years****Project Index #: 0445EXT2****Construction Cost \$127,920****CONSERVE AND PROTECT VACANT BUILDING**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 6,396****Year Constructed: 1937****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-1****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,599,000
Priority Class 3:	\$127,920	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$127,920	FCNI:	8%

BUILDING #22 DMV&PS STORAGE [VACANT]

SPWB Facility Condition Analysis - 0444

Survey Date: 4/3/2013

BUILDING #22 DMV&PS STORAGE [VACANT]**BUILDING REPORT**

Building No. 22 is an unreinforced stone masonry and wood framed structure. It was a dormitory with restroom and laundry facilities. The building is vacant.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$127,920****Long-Term Needs****Four to Ten Years****Project Index #: 0444EXT2****Construction Cost \$127,920****CONSERVE AND PROTECT VACANT BUILDING**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 6,396****Year Constructed: 1937****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-1****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,599,000
Priority Class 3:	\$127,920	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$127,920	FCNI:	8%

BUILDING #21 DORMITORY [VACANT]

SPWB Facility Condition Analysis - 0443

Survey Date: 4/3/2013

BUILDING #21 DORMITORY [VACANT]**BUILDING REPORT**

Building No. 21 is an unreinforced stone masonry and wood framed structure. It was a dormitory with restroom and laundry facilities. The building is vacant.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$173,240****Long-Term Needs****Four to Ten Years****Project Index #: 0443EXT2****Construction Cost \$173,240****CONSERVE AND PROTECT VACANT BUILDING**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 8,662****Year Constructed: 1937****Exterior Finish 1: 90 % Stone Masonry****Exterior Finish 2: 10 % Painted Wood Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-1****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$2,166,000
Priority Class 3:	\$173,240	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$173,240	FCNI:	8%

BUILDING #19 OLD POST OFFICE

SPWB Facility Condition Analysis - 0442

Survey Date: 4/3/2013

BUILDING #19 OLD POST OFFICE**BUILDING REPORT**

Building No. 19 is an unreinforced stone masonry and wood framed structure with a new tin shingle hip roof currently used for storage. This building used to a post office for the Stewart Campus

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$32,920****Long-Term Needs****Four to Ten Years****Project Index #: 0442EXT2****Construction Cost \$32,920****CONSERVE AND PROTECT VACANT BUILDING**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 1,646****Year Constructed: 1925****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$329,000
Priority Class 3:	\$32,920	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$32,920	FCNI:	10%

BUILDING #68A & 68B SHOPS [VACANT]

SPWB Facility Condition Analysis - 0441

Survey Date: 4/3/2013

BUILDING #68A & 68B SHOPS [VACANT]**BUILDING REPORT**

Building No. 68A and 68B is an unreinforced stone masonry, concrete and wood framed structure located on the south portion of the Stewart campus. This old building used to have some sort of a connecting structure between them but had been demolished years ago. It used to be shops and now is boarded up, vacant and in poor shape. The roof is a mix of missing and tin shingles with numerous holes.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$274,816****Currently Critical****Immediate to Two Years****Project Index #: 0441EXT2****Construction Cost \$171,760****CONSERVE AND PROTECT VACANT BUILDING**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0441EXT1**Construction Cost \$103,056****ROOF REPLACEMENT**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It has active leaks and is currently damaging the interior of the building. It is recommended that this building be re-roofed in the next 1-2 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 8,588****Year Constructed: 1931****Exterior Finish 1: 80 % Stone Masonry****Exterior Finish 2: 20 % Concrete****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Stone Masonry, Concrete & Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$274,816	Project Construction Cost per Square Foot:	\$32.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,288,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$274,816	FCNI:	21 %

BUILDING #160 NEW GYM

SPWB Facility Condition Analysis - 0440

Survey Date: 4/3/2013

BUILDING #160 NEW GYM**BUILDING REPORT**

Building No. 160 New Gym is a precast concrete structure with stone veneer and a single-ply roofing system. It contains a large gym area, lockers and restrooms as well as some equipment storage and office areas. The facility does not have a fire sprinkler system and is lacking ADA accessible restrooms, showers, drinking fountains, signage and door hardware.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$910,525****Currently Critical****Immediate to Two Years****ADA DOOR HARDWARE****Project Index #: 0440ADA5****Construction Cost \$31,500**

The 2010 ADA Standards for Accessible Design states that handles, pulls, latches, locks and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force to activate operable parts shall be 5 pounds maximum. It is recommended that proper lever hardware be installed on all of the interior doors in this building to meet these requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and sections 309.4 and 404.2.7 of the 2010 ADA Standards For Accessible Design were used as a reference for this project.

ADA RESTROOM UPGRADE**Project Index #: 0440ADA1****Construction Cost \$185,000**

The Men's and Women's locker rooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's locker rooms for accessibility upgrades. These items may include new sinks, water closets, urinals, showers, partitions, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ADA SIGNAGE**Project Index #: 0440ADA4****Construction Cost \$2,250**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

BAT ABATEMENT**Project Index #: 0440ENV1****Construction Cost \$2,500**

There is a large amount of bat droppings and some dead bats in the mechanical area of the penthouse. Due to the potential risk of disease, this project provides for treatment and clean up of the bats and bat droppings by a licensed pest control business.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0440ADA3****Construction Cost \$2,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0440SFT2
Construction Cost \$18,575

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

FIRE ALARM SYSTEM UPGRADE

Project Index #: 0440SFT1
Construction Cost \$148,600

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0440SFT4
Construction Cost \$520,100

The building is partially a B occupancy per the 2012 IBC and is over 12,000 square feet in area. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$1,464,550

Necessary - Not Yet Critical

Two to Four Years

EXHAUST FAN REPLACEMENT

Project Index #: 0440HVA1
Construction Cost \$22,500

Many of the exhaust fans in the restrooms and shower areas were inoperative and should be scheduled for replacement. Due to excessive humidity concerns, high volume commercial units should be installed. Additionally, the gymnasium's exhaust fans are inoperative and should be replaced with new ones. It is recommended that this project coincide with the HVAC replacement project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

EXTERIOR DOOR REPLACEMENT

Project Index #: 0440EXT4
Construction Cost \$19,500

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the 13 metal man doors with new metal doors, frames and ADA compliant hardware. Removal and disposal of the existing doors is included in this estimate.

Project Index #: 0440EXT2
Construction Cost \$185,750

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the open faced downspouts and other painted finishes and caulking of the pre-cast stone panels, windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0440ENR2
Construction Cost \$557,250

HVAC SYSTEM UPGRADE

The HVAC system consists of two natural gas-fired boilers that were installed in 2000 and three large air handlers that are original to the building. There is no central cooling in the building. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC system including cooling equipment and cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0440INT1
Construction Cost \$185,750

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0440EXT1
Construction Cost \$445,800

ROOF REPLACEMENT

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0440EXT3
Construction Cost \$45,000

STOREFRONT SYSTEM REPLACEMENT

There are three sets of exterior aluminum entrance storefront systems that appear to be original to the building. They are damaged from age and general wear and tear and are a constant maintenance problem. This project would provide for the replacement and installation of three new exterior aluminum entrance storefront systems including ADA compliant hardware. Removal and disposal of the existing storefronts is included in this estimate.

Project Index #: 0440PLM1
Construction Cost \$3,000

WATER HEATER REPLACEMENT

There is a 100 gallon natural gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 3-4 years. It is recommended that a new natural gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 37,150
Year Constructed: 1973
Exterior Finish 1: 90 % Stone Masonry
Exterior Finish 2: 10 % Glass and Aluminum
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 70 % A-3
IBC Occupancy Type 2: 30 % B
Construction Type: Stone Masonry Concrete & Steel
IBC Construction Type: II-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$910,525	Project Construction Cost per Square Foot:	\$63.93
Priority Class 2:	\$1,464,550	Total Facility Replacement Construction Cost:	\$9,288,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$2,375,075	FCNI:	26%

BUILDING #20 OLD GYM [VACANT]

SPWB Facility Condition Analysis - 0439

Survey Date: 4/3/2013

BUILDING #20 OLD GYM [VACANT]**BUILDING REPORT**

The Old Gym is an unreinforced stone masonry and wood framed structure with a mix of low slope and pitched roofing areas. The interior contains a large gym - recreation area with a mezzanine along the perimeter, restrooms and storage areas. The structure is in need of a roof and exterior envelope maintenance.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$381,856****Currently Critical****Immediate to Two Years****Project Index #: 0439SEC1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$238,660**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0439EXT1**ROOF REPLACEMENT****Construction Cost \$143,196**

The asphalt composition shingle roof on this building was in poor condition at the time of the survey. It has active leaks and is currently damaging the interior of the building. It is recommended that this building be re-roofed in the next 1-2 years with a new 50 year asphalt composition roofing shingle and new underlayments. This estimate includes removal and disposal of the old roofing.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 11,933****Year Constructed: 1938****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 2 Basement? Yes****IBC Occupancy Type 1: 90 % A-3****IBC Occupancy Type 2: 10 % B****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$381,856	Project Construction Cost per Square Foot:	\$32.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,790,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$381,856	FCNI:	21 %

BUILDING #18 OFFICE [NDOC]

SPWB Facility Condition Analysis - 0438

Survey Date: 4/3/2013

BUILDING #18 OFFICE [NDOC]**BUILDING REPORT**

Building No. 18, NDOC Office is an unreinforced stone masonry and wood framed building with a new asphalt composition roof on a concrete slab-on-grade foundation. It contains individual offices for correctional personnel, restrooms and some small storage rooms and is lacking ADA accessibility and fire sprinklers. The facility is located in the northeast portion of the Stewart Campus and is in fair condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$123,550****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE PATH OF TRAVEL****Project Index #: 0438SFT5****Construction Cost \$30,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area and path of travel to the office entrance are necessary to comply with ADA accessibility requirements. This project would provide for a concrete van accessible ADA parking and loading space and concrete walkway to the entrance. This will require regrading, placement of P.C. concrete, signage, striping and any other necessary upgrades. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ADA ENTRANCE UPGRADES**Project Index #: 0438ADA2****Construction Cost \$2,550**

The existing exterior entrance door and threshold to the Office is not accessible. This project would provide for a new accessible door and threshold assembly including removal of the existing door assembly and installation of the new accessible door assembly. ADA compliant signage is also included in this project. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA RESTROOM UPGRADE**Project Index #: 0438ADA1****Construction Cost \$30,000**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

EXIT SIGN & EGRESS LIGHTING**Project Index #: 0438SFT1****Construction Cost \$9,250**

The building does not have any emergency lighting and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

FIRE ALARM SYSTEM UPGRADE

Project Index #: 0438SFT4
Construction Cost \$14,800

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0438SFT3
Construction Cost \$37,000

The building is a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$116,000

Necessary - Not Yet Critical

Two to Four Years

EXTERIOR FINISHES

Project Index #: 0438EXT2
Construction Cost \$18,500

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 0438ENR2
Construction Cost \$55,500

The HVAC system has not been upgraded since the 1980's. It consists of two natural gas-fired furnaces and two outdoor condensers. The system is not energy efficient and has reached the end of its expected and useful life. This project would provide for installation of a new HVAC system and cleaning of the existing duct work and grilles. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

INTERIOR DOOR REPLACEMENT

Project Index #: 0438INT2
Construction Cost \$6,000

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 6 interior doors was used in this estimate.

Project Index #: 0438INT1
Construction Cost \$18,500

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0438PLM1
Construction Cost \$1,000

WATER HEATER REPLACEMENT

There is a 15 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0438ENR3
Construction Cost \$16,500

WINDOW REPLACEMENT

The windows are original, dual pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 22 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 3,700
Year Constructed: 1936
Exterior Finish 1: 70 % Stone Masonry
Exterior Finish 2: 30 % Painted Wood Siding
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Stone Masonry and Wood
IBC Construction Type: V-B
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$123,550	Project Construction Cost per Square Foot:	\$64.74
Priority Class 2:	\$116,000	Total Facility Replacement Construction Cost:	\$925,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$239,550	FCNI:	26%

BUILDING #16 DORMITORY [VACANT]

SPWB Facility Condition Analysis - 0437

Survey Date: 4/3/2013

BUILDING #16 DORMITORY [VACANT]**BUILDING REPORT**

Building No. 16 is an unreinforced stone masonry and wood framed structure with an old composition shingle roof. It was a dormitory with restroom and laundry facilities. The building is vacant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$168,320****Currently Critical****Immediate to Two Years****Project Index #: 0437SEC1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$168,320**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 8,416****Year Constructed: 1942****Exterior Finish 1: 90 % Stone Masonry****Exterior Finish 2: 10 % Painted Wood Siding****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-1****IBC Occupancy Type 2: %****Construction Type: Stone Masonry & Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$168,320	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,683,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$168,320	FCNI:	10%

BUILDING #14 QUARTERS [VACANT]

SPWB Facility Condition Analysis - 0436

Survey Date: 4/3/2013

BUILDING #14 QUARTERS [VACANT]**BUILDING REPORT**

Building No. 14 is an unreinforced stone masonry and wood framed residential structure with a transite shingle roof. The building is located approximately in the middle of the Stewart Campus. It is currently vacant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$28,600****Currently Critical****Immediate to Two Years****Project Index #: 0436SEC1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$28,600**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 1,430****Year Constructed: 1939****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? Yes****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$28,600	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$286,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$28,600	FCNI:	10%

BUILDING #17 SCHOOL [NDOC]

SPWB Facility Condition Analysis - 0433

Survey Date: 4/3/2013

BUILDING #17 SCHOOL [NDOC]**BUILDING REPORT**

Building No. 17 is a precast concrete and steel framed structure with a low slope single-ply roofing system. It contains offices, restrooms, conference areas and storage rooms for the Department of Corrections' operations. The two story facility has been extensively remodeled and is in excellent shape with fire protection systems and ADA accessibility. The HVAC system includes, boilers, a chiller and cooling tower.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$629,760****Necessary - Not Yet Critical****Two to Four Years****CARPET REPLACEMENT****Project Index #: 0433INT2****Construction Cost \$210,000**

The carpet in the building is showing signs of wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 3-4 years.

EXTERIOR FINISHES**Project Index #: 0433EXT1****Construction Cost \$209,130**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are painting the concrete walls, cleaning and sealing the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

INTERIOR FINISHES**Project Index #: 0433INT1****Construction Cost \$209,130**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

WATER HEATER REPLACEMENT**Project Index #: 0433PLM1****Construction Cost \$1,500**

There is a 50 gallon gas-fired water heater in the building that was installed in 2001. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 41,826
Year Constructed: 1964
Exterior Finish 1: 60 % Painted Concrete
Exterior Finish 2: 40 % Glass and Aluminum
Number of Levels (Floors): 2 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete and Steel
IBC Construction Type: III-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$15.06
Priority Class 2:	\$629,760	Total Facility Replacement Construction Cost:	\$12,548,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$629,760	FCNI:	5%

BUILDING #89 ADMINISTRATION [NDOC]

SPWB Facility Condition Analysis - 0431

Survey Date: 4/3/2013

BUILDING #89 ADMINISTRATION [NDOC]**BUILDING REPORT**

Building No. 89 is an unreinforced stone masonry and wood framed structure with a new asphalt composition roof. It contains administrative offices and support services for the Department of Corrections. The facility is lacking a fire protection system and some ADA accessibility items. The building is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$332,583****Currently Critical****Immediate to Two Years****ADA RESTROOM REMODEL****Project Index #: 0431ADA2****Construction Cost \$2,000**

The designated unisex ADA accessible restroom is not fully compliant. There is no pipe protection, the toilet paper dispenser is not in the correct location, and the flush handle is on the wrong side. A partial retrofit is necessary. This project would provide funding to bring the restroom into full ADA compliance. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

BREAK ROOM REMODEL**Project Index #: 0431ADA3****Construction Cost \$2,000**

The employee lounge does not meet the Americans with Disabilities Act (ADA) requirements. It is recommended to upgrade some of the features of the room for compliance with accessibility standards for employees. This project would provide funding for construction of an accessible sink and faucet and an accessible path of travel throughout the room. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**Project Index #: 0431ADA4****Construction Cost \$4,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

EXIT SIGN & EGRESS LIGHTING UPGRADE**Project Index #: 0431SFT2****Construction Cost \$8,773**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

FIRE ALARM SYSTEM UPGRADE

Project Index #: 0431SFT1
Construction Cost \$70,180

This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements. It is recommended that the system be upgraded to current requirements to ensure the safety of the occupants. Also, according to NAC 477.917 "If the value of individual or cumulative additions, alterations and repairs to a building or structure in any 12-month period exceeds 50 percent of the value of the building or structure at the commencement of the 12-month period, the building or structure must conform to the requirements for a new building or structure". When completed, the new system will provide visual, as well as audible notification, in accordance with the 2012 IBC Chapter 9, Section 907 and the State Fire Marshal's requirements.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0431SFT4
Construction Cost \$245,630

The building is a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$295,450

Necessary - Not Yet Critical Two to Four Years

CONCRETE STAIRS REPLACEMENT

Project Index #: 0431SFT5
Construction Cost \$36,000

The concrete stairs that access the building and the wood stairs in the courtyard are not code compliant and many areas of the concrete are spalling and cracking. It appears these stairs are original to the building and should be scheduled for replacement. This project would provide for removal and disposal of the existing concrete and wood stairs and handrails and installation of new compliant stairs and handrails. The estimate is for the replacement of 6 separate stairs. 2012 IBC Chapter 10 was used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

EXTERIOR FINISHES

Project Index #: 0431EXT2
Construction Cost \$87,725

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

INTERIOR FINISHES

Project Index #: 0431INT1
Construction Cost \$87,725

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING**Project Index #: 0431SIT1**
Construction Cost \$14,000

The building has some damage to the stone exterior from lawn sprinklers wetting the walls. The water has stained the stone and caused premature cracking to the mortar. This project would create drip irrigated planters within three feet of the building and relocate sprinklers so they do not wet the building.

RESTROOM REMODELS**Project Index #: 0431INT3**
Construction Cost \$70,000

The large Men's and Women's restrooms are in overall poor condition and should be scheduled for a remodel. The finishes, fixtures, partitions, water closets, urinals and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 17,545
Year Constructed: 1931
Exterior Finish 1: 100 % Stone Masonry
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Stone Masonry and Wood
IBC Construction Type: III-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$332,583	Project Construction Cost per Square Foot:	\$35.80
Priority Class 2:	\$295,450	Total Facility Replacement Construction Cost:	\$5,264,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$628,033	FCNI:	12 %

BUILDING #45 AUDITORIUM [VACANT]

SPWB Facility Condition Analysis - 0430

Survey Date: 4/3/2013

BUILDING #45 AUDITORIUM [VACANT]**BUILDING REPORT**

Building No.45 is an unreinforced stone masonry and wood framed structure with a new tin shingle roofing system. It contains a stage, large floor area for seating and restrooms and storage areas. The facility is currently vacant.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$47,460****Long-Term Needs****Four to Ten Years****Project Index #: 0430EXT2****Construction Cost \$47,460****CONSERVE AND PROTECT VACANT BUILDING**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 2,373****Year Constructed: 1930****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 80 % A-3****IBC Occupancy Type 2: 20 % B****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$475,000
Priority Class 3:	\$47,460	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$47,460	FCNI:	10%

BUILDING #15 KITCHEN / DINING [VACANT]

SPWB Facility Condition Analysis - 0429

Survey Date: 4/3/2013

BUILDING #15 KITCHEN / DINING [VACANT]**BUILDING REPORT**

Building No. 15 is an unreinforced stone masonry and wood framed structure with a new composition shingle roof. It used to be the central kitchen and dining facility for the Stewart campus. It is currently vacant and used for storage.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$5,000****Currently Critical****Immediate to Two Years****STORAGE REMOVAL****Project Index #: 0429SFT2****Construction Cost \$5,000**

Staff has been using the interior of the building for storage. The interior finishes are failing including drywall and plywood falling off of the ceiling. This creates a safety hazard when people are bringing items in and out of the building. Some of the interior finishes may contain asbestos which further exacerbates the hazard. This project would provide for the removal of all storage items in the building and posting signs to ensure that nobody enters the building.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$228,880****Necessary - Not Yet Critical****Two to Four Years****ASBESTOS ABATEMENT, TSI****Project Index #: 0429ENV1****Construction Cost \$228,880**

An inspection was performed on this building in 1989 for asbestos containing materials (ACM). Piping insulation was found which is believed to contain asbestos, and this report recommends abatement of this material.

This project or a portion there of was previously recommended in the FCA report dated 10/1/2001. It has been amended accordingly to reflect conditions observed during the most recent survey date of 9/6/2006.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$228,880****Long-Term Needs****Four to Ten Years****CONSERVE AND PROTECT VACANT BUILDING****Project Index #: 0429EXT2****Construction Cost \$228,880**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 11,444
Year Constructed: 1923
Exterior Finish 1: 100 % Stone Masonry
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 50 % B
IBC Occupancy Type 2: 50 % A-3
Construction Type: Stone Masonry and Wood
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$5,000	Project Construction Cost per Square Foot:	\$40.44
Priority Class 2:	\$228,880	Total Facility Replacement Construction Cost:	\$2,861,000
Priority Class 3:	\$228,880	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$462,760	FCNI:	16%

BUILDING #120 PUMP HOUSE [VACANT]

SPWB Facility Condition Analysis - 0428

Survey Date: 4/3/2013

BUILDING #120 PUMP HOUSE [VACANT]**BUILDING REPORT**

Building No. 120, Pump House is a wood framed structure with an asphalt composition roof. It is located on the south side of the Stewart Campus. This building used to contain equipment for the pumping and distribution of water for the site. The well has been abandoned.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$4,400****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 0428EXT2****Construction Cost \$4,400****CONSERVE AND PROTECT VACANT BUILDING**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 220****Year Constructed: 1925****Exterior Finish 1: 100 % Painted Wood Siding****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % U****IBC Occupancy Type 2: %****Construction Type: Wood Framing****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$20.00
Priority Class 2:	\$4,400	Total Facility Replacement Construction Cost:	\$2,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$10
Grand Total:	\$4,400	FCNI:	220 %

BUILDING #90 AUDITORIUM [B&G] [VACANT]

SPWB Facility Condition Analysis - 0427

Survey Date: 4/3/2013

BUILDING #90 AUDITORIUM [B&G] [VACANT]**BUILDING REPORT**

Building No. 90, Auditorium is an unreinforced stone masonry and wood framed structure with a new tin shingle roofing system. The building is currently vacant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$15,000****Currently Critical****Immediate to Two Years****Project Index #: 0427SFT1****EXTERIOR CONCRETE STAIR REPLACEMENT****Construction Cost \$15,000**

The concrete stairs and porch that access the building are deteriorating. Some sections have completely failed and are a safety hazard. The rest of the concrete is spalling and cracking extensively. It appears the concrete is original to the building and should be scheduled for a complete replacement immediately.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$117,140****Long-Term Needs****Four to Ten Years****Project Index #: 0427EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$117,140**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

BUILDING INFORMATION:**Gross Area (square feet): 5,857****Year Constructed: 1925****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 2 Basement? Yes****IBC Occupancy Type 1: 100 % A-3****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-N****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$15,000	Project Construction Cost per Square Foot:	\$22.56
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$1,464,000
Priority Class 3:	\$117,140	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$132,140	FCNI:	9%

BUILDING #2 POST OFFICE (B&G STORAGE)

SPWB Facility Condition Analysis - 0426

Survey Date: 4/3/2013

BUILDING #2 POST OFFICE (B&G STORAGE)**BUILDING REPORT**

Building No. 2 is an unreinforced stone masonry and wood framed structure with an old wood shingle roof. It used to be a post office and is now used for storage. The building is located on the north side of the site along the main entrance into the Stewart Campus.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$12,670****Currently Critical****Immediate to Two Years****Project Index #: 0426SEC1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$7,240**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0426EXT1**ROOF REPLACEMENT****Construction Cost \$5,430**

The wood shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 1-2 years with a new wood shingle roof and new underlayments. This estimate includes removal and disposal of the old roofing.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 362****Year Constructed: 1926****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Stone Masonry & Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$12,670	Project Construction Cost per Square Foot:	\$35.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$72,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$12,670	FCNI:	18%

BUILDING #11 QUARTERS [VACANT]

SPWB Facility Condition Analysis - 0425

Survey Date: 4/3/2013

BUILDING #11 QUARTERS [VACANT]**BUILDING REPORT**

Building No. 11 is an unreinforced stone masonry and wood framed structure with an old wood shingle roof. It used to be a residence and is now vacant. The building is located on the north side of the site along the main entrance road into the Stewart Campus.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$41,370****Currently Critical****Immediate to Two Years****Project Index #: 0425SEC1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$23,640**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0425EXT1**ROOF REPLACEMENT****Construction Cost \$17,730**

The wood shingle roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 1-2 years with a new wood shingle roof and new underlayments. This estimate includes removal and disposal of the old roofing.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 1,182****Year Constructed: 1925****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % R-3****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$41,370	Project Construction Cost per Square Foot:	\$35.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$236,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$200
Grand Total:	\$41,370	FCNI:	18%

BUILDING #9 RESIDENCE [POST]

SPWB Facility Condition Analysis - 0424

Survey Date: 4/3/2013

BUILDING #9 RESIDENCE [POST]**BUILDING REPORT**

Building No. 9 is an unreinforced stone masonry and wood framed structure with an asphalt composition roof. It is currently being leased to POST through buildings and grounds leasing program. It contains bedrooms, bathrooms a kitchen and dining area. The residence is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$13,888****Currently Critical****Immediate to Two Years****FIRE ALARM SYSTEM INSTALLATION****Project Index #: 0424SFT3****Construction Cost \$8,888**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION**Project Index #: 0424SFT1****Construction Cost \$4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

SMOKE ALARM INSTALLATION**Project Index #: 0424SFT2****Construction Cost \$1,000**

Section 907.2.11 of the 2012 IBC and 2012 IFC explains the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. State Fire Marshal NAC 477.915 (3) requires that smoke detectors be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of smoke alarms in accordance with these codes.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$94,386****Necessary - Not Yet Critical****Two to Four Years****DRIVEWAY INSTALLATION****Project Index #: 0424SIT1****Construction Cost \$8,000**

The driveway is used every day by the resident and is currently not paved. This project would provide for the installation of a new 4" thick concrete slab-on-grade driveway approximately 40'x20' in size.

EXTERIOR DOOR REPLACEMENT**Project Index #: 0424EXT3****Construction Cost \$3,000**

The 2 exterior wood man doors appear to be original to the building. They are damaged from age and general wear and tear. This project would provide for the replacement of the wood doors with new metal doors, frames and hardware. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

FLOORING REPLACEMENT

Project Index #: 0424INT2
Construction Cost \$17,776

The VCT (vinyl composite tile) and carpet in the building are damaged and reaching the end of their useful life. It is recommended that the flooring be replaced. This project would provide for removal and disposal of the existing flooring and installation of new 12x12 VCT with a 6" base and heavy duty commercial grade carpet in the next 2-3 years.

HVAC UPGRADE

Project Index #: 0424ENR2
Construction Cost \$20,000

The existing HVAC system consists of a natural gas fired furnace and a window mounted evaporative cooler. This project would provide for replacing the existing equipment with an exterior ground mounted packaged unit that provides natural gas-fired heating as well as air conditioning. Ducting and vents will need to be installed in the basement as well. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR FINISHES

Project Index #: 0424INT1
Construction Cost \$11,110

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

RESTROOM REMODEL

Project Index #: 0424INT3
Construction Cost \$15,000

The restroom in the residence is original to the building and in overall poor condition. The finishes, fixtures, cabinet, toilet, shower and exhaust fan are showing signs of wear and deterioration. This project would provide for a complete remodel of the restroom. The removal and disposal of the existing fixtures and finishes is included in this estimate.

WATER HEATER REPLACEMENT

Project Index #: 0424PLM1
Construction Cost \$4,500

There is a 80 gallon electric water heater in the building that is more than ten years old. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

WINDOW REPLACEMENT

Project Index #: 0424ENR1
Construction Cost \$15,000

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 10 units including wooden frames to match the historical style of the building. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$11,110

Long-Term Needs

Four to Ten Years

EXTERIOR FINISHES

Project Index #: 0424EXT2
Construction Cost \$11,110

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 2,222
Year Constructed: 1939
Exterior Finish 1: 100 % Stone Masonry
Exterior Finish 2: %
Number of Levels (Floors): 1 **Basement?** Yes
IBC Occupancy Type 1: 100 % R-3
IBC Occupancy Type 2: %
Construction Type: Stone Masonry & Wood
IBC Construction Type: V-B
Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$13,888	Project Construction Cost per Square Foot:	\$53.73
Priority Class 2:	\$94,386	Total Facility Replacement Construction Cost:	\$556,000
Priority Class 3:	\$11,110	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$119,384	FCNI:	21 %

BUILDING #8 DOIT STORAGE

SPWB Facility Condition Analysis - 0423

Survey Date: 4/3/2013

BUILDING #8 DOIT STORAGE**BUILDING REPORT**

Building No. 8 is an unreinforced stone masonry and wood framed structure with a tin shingle roof. It is located on the north side of the site and was previously used as a garage or shop.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$25,200****Currently Critical****Immediate to Two Years****Project Index #: 0423SEC1****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$14,400**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to removing water in the basement, providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0423EXT1**ROOF REPLACEMENT****Construction Cost \$10,800**

The tin shingle roof on this building was in poor condition at the time of the survey and had active leaks. It is recommended that this building be re-roofed in the next 1-2 years with a new tin shingle roof and new underlayments. This estimate includes removal and disposal of the old roofing.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 720****Year Constructed: 1930****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % S-2****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$25,200	Project Construction Cost per Square Foot:	\$35.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$108,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$25,200	FCNI:	23%

BUILDING #6 ADMINISTRATION (P.O.S.T.)

SPWB Facility Condition Analysis - 0422

Survey Date: 4/3/2013

BUILDING #6 ADMINISTRATION (P.O.S.T.)**BUILDING REPORT**

Building No. 6 is stone masonry and wood framed structure with an asphalt composition roof. The building has been somewhat remodeled to provide administrative offices for P.O.S.T. It was originally designed as a dormitory and has laundry, restroom and storage areas. The facility has some ADA accessibility elements but they are not fully ADA compliant. The facility also has a fire sprinkler and alarm system. The HVAC system consists of boilers, an air cooled exterior mounted condenser and individual fan coil units in the building.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$217,622****Currently Critical****Immediate to Two Years****ADA RAMP REPLACEMENT****Project Index #: 0422ADA2****Construction Cost \$70,000**

This facility has ADA accessible ramps located on the east side and the west side of the building. These ramps are on the accessible path of travel from the accessible parking spaces to the front and rear entrances of the building. The ramps do not have proper landings or handrails. This project would provide for removing and replacing both ramps to provide fully ADA compliant access to the building. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA RESTROOM UPGRADE**Project Index #: 0422ADA1****Construction Cost \$100,000**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ADA SIGNAGE**Project Index #: 0422ADA4****Construction Cost \$2,250**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

CONCRETE STAIR REPLACEMENT**Project Index #: 0422SFT3****Construction Cost \$30,000**

The concrete stairs that access the building are not code compliant and many areas of the concrete are spalling and cracking. It appears these stairs are original to the building and should be scheduled for replacement. This project would provide for removal and disposal of the existing concrete stairs and handrails and installation of new compliant stairs and handrails. The estimate is for the replacement of 5 separate stairs. 2012 IBC Chapter 10 was used as a reference for this project.

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION

Project Index #: 0422ADA3

Construction Cost \$6,000

This building contains three water fountains that are not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of six drinking fountains at three different locations to meet the ADA requirements.

EXIT SIGN & EGRESS LIGHTING UPGRADE

Project Index #: 0422SFT1

Construction Cost \$9,372

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion there of was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$226,750

Necessary - Not Yet Critical

Two to Four Years

ADA KITCHEN REMODEL

Project Index #: 0422INT2

Construction Cost \$35,000

The kitchenette and associated cabinets in the employee break room are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

EXTERIOR FINISHES

Project Index #: 0422EXT1

Construction Cost \$93,725

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

INTERIOR FINISHES

Project Index #: 0422INT1

Construction Cost \$93,725

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0422INT3
Construction Cost \$2,800

JANITORS CLOSET REPAIRS

The mop sinks in the Janitors Closets are mounted adjacent to gypsum board and are showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish. Typical of two Janitors Closets.

Project Index #: 0422PLM1
Construction Cost \$1,500

WATER HEATER REPLACEMENT

There is a 68 gallon natural gas-fired water heater in the building that was installed in 1997. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet): 18,745
Year Constructed: 1930
Exterior Finish 1: 100 % Stone Masonry
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Stone Masonry and Wood
IBC Construction Type: V-A
Percent Fire Supressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$217,622	Project Construction Cost per Square Foot:	\$23.71
Priority Class 2:	\$226,750	Total Facility Replacement Construction Cost:	\$5,624,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$444,372	FCNI:	8%

BUILDING #4 STEWART INDIAN MUSEUM

SPWB Facility Condition Analysis - 0421

Survey Date: 4/3/2013

BUILDING #4 STEWART INDIAN MUSEUM**BUILDING REPORT**

Building No. 4, Stewart Indian Museum is an unreinforced stone masonry and wood framed building with a new asphalt composition roof. It is currently unoccupied. It is lacking ADA accessibility and fire protection systems.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$18,240****Currently Critical****Immediate to Two Years****Project Index #: 0421EXT2****CONSERVE AND PROTECT VACANT BUILDING****Construction Cost \$13,240**

In order to preserve the building for future rehabilitation and reuse, this project recommends mothballing it in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31. Costs related to providing drainage away from the building to prevent future water accumulation, pest control and removal of accumulated waste are included. Windows and doors will be secured or covered, and some will include louvers to permit ventilation of the structure.

This project or a portion thereof was previously recommended in the FCA reports dated 10/1/2001 and 9/6/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0421SFT1**EXTERIOR STAIR HANDRAIL INSTALLATION****Construction Cost \$5,000**

The concrete exterior stairs at the entry are lacking handrails as required in the 2012 IBC Chapter 10, Section 1012. This project would provide for tubular steel framed handrails to be installed.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

BUILDING INFORMATION:**Gross Area (square feet): 662****Year Constructed: 1938****Exterior Finish 1: 100 % Stone Masonry****Exterior Finish 2: %****Number of Levels (Floors): 1 Basement? No****IBC Occupancy Type 1: 100 % B****IBC Occupancy Type 2: %****Construction Type: Stone Masonry and Wood****IBC Construction Type: V-B****Percent Fire Suppressed: 0 %****PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1:	\$18,240	Project Construction Cost per Square Foot:	\$27.55
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$199,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$18,240	FCNI:	9%

BUILDING #3 STEWART INDIAN MUSEUM

SPWB Facility Condition Analysis - 0420

Survey Date: 4/3/2013

BUILDING #3 STEWART INDIAN MUSEUM**BUILDING REPORT**

Building No. 3, Stewart Indian Museum is an unreinforced stone masonry and wood framed building with a new tin shingle roofing system. Originally designed as a residential unit, the building has been converted to a museum and office space. There are restrooms which are not ADA compliant, a kitchen area and a daylight basement which is used for storage purposes. The HVAC system has flexible ducting which does not meet State Public Works adopted codes.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$294,798****Currently Critical****Immediate to Two Years****ADA ENTRANCE UPGRADES****Project Index #: 0420ADA2****Construction Cost \$75,000**

This facility has an ADA accessible ramp located on the east side of the building and stairs to approach the entrance. The ramp and stairs are on the accessible path of travel from the accessible parking space to the entrance of the building. The ramp does not have proper landings or handrails and the stairs do not comply with Chapter 10 of the 2012 IBC. The ramp and stairs should be scheduled for replacement. This project would provide for installing a code compliant path of travel to the entrance of the building including replacing the stairs and ADA ramp. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ADA RESTROOM REMODEL**Project Index #: 0420ADA1****Construction Cost \$56,000**

The building does not have an accessible restroom. The existing Men's and Women's restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

EXIT SIGN AND EGRESS LIGHTING INSTALLATION**Project Index #: 0420SFT2****Construction Cost \$14,792**

The building does not have any emergency lighting or exit signs. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

EXTERIOR LANDING INSTALLATION**Project Index #: 0420SFT5****Construction Cost \$7,500**

Section 1008.1 of the 2012 IBC describes the requirements for egress doors including floor elevations and landings. Landings shall have a length measured in the direction of travel of not less than 44 inches. There are three doors that do not comply with this code and pose a safety hazard. This project would provide for the installation of compliant landings for three exterior doors.

FIRE ALARM SYSTEM INSTALLATION

Project Index #: 0420SFT4
Construction Cost \$23,668

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

FIRE SUPPRESSION SYSTEM INSTALLATION

Project Index #: 0420SFT3
Construction Cost \$82,838

The building is a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

KITCHEN REMODEL

Project Index #: 0420ADA3
Construction Cost \$35,000

The kitchen is in fair to poor condition and does not meet the Americans with Disabilities Act (ADA) requirements. The cabinets and equipment are showing signs of general wear and tear and are approaching the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid range, high quality components and incorporating ADA elements into the design such as providing an accessible sink and faucet handles. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$110,252

Necessary - Not Yet Critical

Two to Four Years

INTERIOR FINISHES

Project Index #: 0420INT1
Construction Cost \$29,585

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

LIGHTING UPGRADE

Project Index #: 0420ENR1
Construction Cost \$5,917

The existing lighting fixtures are the older incandescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms, conference rooms and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

OVERHEAD DOOR REPLACEMENT

Project Index #: 0420EXT4
Construction Cost \$5,000

The existing 12'x7' overhead garage door in the daylight basement is worn from age and exposure to the elements. This project would provide for the removal and replacement of the wood, raised panel overhead door assembly including hardware and wood trim/ jamb repair. Removal and disposal of the existing door is included in this estimate. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0420PLM1

Construction Cost \$3,750

WATER HEATER REPLACEMENT

There is a 50 gallon electric water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 5-6 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0420EXT3

Construction Cost \$66,000

WINDOW REPLACEMENT

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 44 units including wooden frames to match the historical style of the building. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$29,585

Long-Term Needs

Four to Ten Years

Project Index #: 0420EXT5

Construction Cost \$29,585

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 5,917

Year Constructed: 1930

Exterior Finish 1: 100 % Stone Masonry

Exterior Finish 2: %

Number of Levels (Floors): 1 Basement? Yes

IBC Occupancy Type 1: 100 % B

IBC Occupancy Type 2: %

Construction Type: Stone Masonry and Wood

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$294,798	Project Construction Cost per Square Foot:	\$73.46
Priority Class 2:	\$110,252	Total Facility Replacement Construction Cost:	\$1,775,000
Priority Class 3:	\$29,585	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$434,635	FCNI:	24%

BLDG #1 STEWART MUSEUM [VACANT]

SPWB Facility Condition Analysis - 0419

Survey Date: 4/3/2013

BLDG #1 STEWART MUSEUM [VACANT]**BUILDING REPORT**

Building No. 1, Stewart Indian Museum is an unreinforced stone masonry and wood framed building with a new asphalt composition roof. It has been partially remodeled and is currently vacant.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$176,091****Currently Critical****Immediate to Two Years****ADA HANDRAIL INSTALLATION****Project Index #: 0419ADA2****Construction Cost \$10,000**

The existing concrete ramp at the east side of the building provides an accessible route of travel from the parking lot to the building entrance. The slope of the sidewalk exceeds 5% and is missing handrails. This project would provide for the installation of 1-1/2 inch diameter steel pipe handrails at the ramp as required in Chapter 10 of the 2012 IBC. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

ADA RESTROOM UPGRADE**Project Index #: 0419ADA1****Construction Cost \$45,000**

The building does not have an accessible restroom. The three existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements and all three have older fixtures and finishes. A complete retrofit of each restroom necessary. This project would provide funding for construction of a unisex accessible restroom and remodeling the other two restrooms. These items may include new sinks, toilets, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

ADA SIGNAGE**Project Index #: 0419ADA3****Construction Cost \$750**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

BASEMENT CLEAN-UP**Project Index #: 0419INT2****Construction Cost \$500**

The building contains a daylight basement area in which debris is scattered all around the floor area. This project would provide for a one time clean-up and disposal of the miscellaneous debris and unused items located in the basement area. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0419SFT3

Construction Cost \$14,005

EXIT SIGN AND EGRESS LIGHTING INSTALLATION

The building does not have any emergency lighting and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0419SFT4

Construction Cost \$5,000

EXTERIOR STAIR HANDRAIL INSTALLATION

The existing concrete stairs which provide access to the rear building entrance are missing handrails. The concrete exterior stairs at the entry are lacking a handrail as required in the 2012 IBC Chapter 10, Section 1012. This project would provide for a tubular steel framed handrail to be installed.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0419SFT5

Construction Cost \$22,408

FIRE ALARM SYSTEM INSTALLATION

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2009 Section 7 and the 2012 International Fire Code.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

Project Index #: 0419SFT2

Construction Cost \$78,428

FIRE SUPPRESSION SYSTEM INSTALLATION

The building is a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, be scheduled for installation of an automatic fire suppression system during the next remodeling of or addition to the building. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$382,411

Necessary - Not Yet Critical

Two to Four Years

Project Index #: 0419INT3

Construction Cost \$44,816

FLOORING INSTALLATION

The floor coverings in the building have been removed and disposed of leaving the plywood sub-floor exposed. This project would provide for installing new 12x12 VCT with a 6" base, heavy duty commercial grade carpet and ceramic tile in the restrooms in the next 2-3 years.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 0419ENR3

Construction Cost \$84,030

The four HVAC units were installed in 2001. They are not energy efficient and have reached the end of their expected and useful life. The flex ducting throughout the building is not in compliance with Section 7.3.10 of the Nevada State Public Works Division Adopted Standards which limits the length of flexible ducting to 5 feet. There is also no provisions in the system to introduce outdoor ventilation to the HVAC system. This project would provide for installation of four new HVAC packaged units and replacing the duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities. The new system shall be designed to significantly reduce electrical and natural gas usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

INTERIOR FINISHES

Project Index #: 0419INT1

Construction Cost \$28,010

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

LIGHTING UPGRADE

Project Index #: 0419ENR2

Construction Cost \$14,005

The existing lighting fixtures are the older incandescent type, and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. CFL (compact fluorescent lamps) are suggested. Occupancy sensors will be installed in restrooms, closets and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

REMOVE SPRINKLERED LAWN WITHIN 3' OF BUILDING

Project Index #: 0419SIT1

Construction Cost \$5,000

The stone exterior is exposed to water damage from the lawn sprinklers. This project would create drip irrigated planters within three feet of the building and relocate sprinklers so they do not wet the stone.

SECURITY SYSTEM INSTALLATION

Project Index #: 0419SEC2

Construction Cost \$28,010

The building does not have a security system. If the building is reopened as a museum, it will be necessary to secure the building and its artifacts. This project recommends motion detection, door switches, access control and related items be installed and interfaced with the fire alarm.

SEISMIC RETROFIT

Project Index #: 0419SFT6

Construction Cost \$112,040

This building is an unreinforced stone masonry structure which requires seismic strengthening to meet current life safety codes. An initial study was done under CIP 05-M46 which provided detailed recommendations for a seismic retrofit. The roof portion of the repairs has already been completed so this estimate is for the remaining work that is required.

WATER HEATER REPLACEMENT

Project Index #: 0419PLM1

Construction Cost \$3,500

There is a 30 gallon electric water heater in the building that was installed in 1995. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation. Removal and disposal of the existing equipment is included in this estimate.

Project Index #: 0419ENR1

Construction Cost \$63,000

WINDOW RETROFIT

The windows are original, single pane construction in a wooden frame. These older windows are drafty, not energy efficient, at least one pane is broken and the wooden frames have deteriorated significantly. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 42 units including wooden frames. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 09/06/2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 04/03/2013.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$28,010

Long-Term Needs

Four to Ten Years

Project Index #: 0419EXT2

Construction Cost \$28,010

EXTERIOR FINISHES

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting the wood finishes, re-pointing the stone where needed and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 5,602

Year Constructed: 1923

Exterior Finish 1: 90 % Stone Masonry

Exterior Finish 2: 10 % Painted Wood Siding

Number of Levels (Floors): 2 Basement? Yes

IBC Occupancy Type 1: 100 % B

IBC Occupancy Type 2: %

Construction Type: Stone Masonry and Wood

IBC Construction Type: V-B

Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$176,091	Project Construction Cost per Square Foot:	\$104.70
Priority Class 2:	\$382,411	Total Facility Replacement Construction Cost:	\$1,681,000
Priority Class 3:	\$28,010	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$586,512	FCNI:	35%

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



Stewart Campus Site – FCA Site #9971
Description: Walkway in front of building #102.



Stewart Campus Site – FCA Site #9971
Description: Damaged concrete walkway.



Water Tower – FCA Building #2704
Description: View of the tower.



Building #89 Utility Room – FCA Building #2703
Description: Exterior of the building.



Building #107 - Garage – FCA Building #2702
Description: Exterior of the building.



Building #108 – Garage (Vacant) – FCA Building #2163
Description: Exterior of the building.



Building #102 – Infirmary (Vacant) – FCA Building #2162
Description: Exterior of the building.



Building #107 State Fire Marshal– FCA Building #0989
Description: Exterior of the building.



Building #119 Housing – FCA Building #0747
Description: Exterior of the building.



Building #118 Housing – FCA Building #0746
Description: Exterior of the building.



Building #117 Housing – FCA Building #0745
Description: Exterior of the building.



Building #116 Housing – FCA Building #0744
Description: Exterior of the building.



Building #114 Warehouse (Vacant) – FCA Building #0743
Description: Exterior of the building.



Building #112 Barn (Vacant) – FCA Building #0742
Description: Exterior of the building.



Building #110 House – FCA Building #0741
Description: Exterior of the building.



Building #56 Garage (Vacant) – FCA Building #0740
Description: Exterior of the building.



Building #96 B&G Warehouse – FCA Building #0739
Description: Exterior of the building.



Building #92 Central Heat Plant – FCA Building #0738
Description: Exterior of the building.



Building #84 B&G Shop – FCA Building #0737
Description: Exterior of the building.



Building #67 Non-Profit – FCA Building #0736
Description: Exterior of the building.



Building #65 Non-Profit – FCA Building #0735
Description: Exterior of the building.



Building #62 Housing – FCA Building #0734
Description: Exterior of the building.



Building #60 Non-Profit – FCA Building #0732
Description: Exterior of the building.



Building #57 Housing – FCA Building #0731
Description: Exterior of the building.



Building #48 NDOC Storage – FCA Building #0730
Description: Exterior of the building.



Building #47 Garage (Vacant) – FCA Building #0729
Description: Exterior of the building.



Building #46 Storage – FCA Building #0728
Description: Exterior of the building.



Building #44 Capitol Police Substation – FCA Building #0727
Description: Exterior of the building.



Building #13 Dorm (DMV & PS) – FCA Building #0687
Description: Exterior of the building & ADA parking space.



Building #12 Dorm (POST) – FCA Building #0686
Description: Exterior of the building.



Building #34 Washoe Tribe (Vacant) – FCA Building #0456
Description: Exterior of the building.



Building #33 Non-Profit Housing– FCA Building #0455
Description: Exterior of the building.



Building #32 Non-Profit Office– FCA Building #0454
Description: Exterior of the building.



Building #31 Washoe Tribe (Vacant) – FCA Building #0453
Description: Exterior of the building.



Building #30 Washoe Tribe (Vacant) – FCA Building #0452
Description: Exterior of the building.



Building #29 Washoe Tribe (Vacant) – FCA Building #0451
Description: Exterior of the building.



Building #28 Washoe Tribe (Vacant) – FCA Building #0450
Description: Exterior of the building.



Building #27 Washoe Tribe (Vacant) – FCA Building #0449
Description: Exterior of the building.



Building #26 Cultural Resource Center - FCA Building #0448
Description: Exterior of the building.



Buildings #25, #24, #23, #22, #21 Dormitory (Vacant) - FCA Buildings #0447- #0443
Description: Typical exterior of the buildings.



Building #19 Old Post Office - FCA Building #0442
Description: Exterior of the building.



Building #68A-68B Shops (Vacant) - FCA Building #0441
Description: Exterior of the building.



Building #160 New Gym - FCA Building #0440
Description: Exterior of the building.



Building #20 Old Gym (Vacant) - FCA Building #0439
Description: Exterior of the building.



Building #18 Office (NDOC) - FCA Building #0438
Description: Exterior of the building.



Building #17 School (NDOC) - FCA Building #0433
Description: Exterior of the building.



Building #89 Administration (NDOC) - FCA Building #0431
Description: Exterior of the building.



Building #45 Auditorium (Vacant) - FCA Building #0430
Description: Exterior of the building.



Building #15 Kitchen / Dining (Vacant) - FCA Building #0429
Description: Exterior of the building.



Building #90 Auditorium (B&G - Vacant) - FCA Building #0427
Description: Exterior of the building.



Building #2 Post Office (B&G Storage) - FCA Building #0426
Description: Exterior of the building.



Building #11 Quarters (Vacant) - FCA Building #0425
Description: Exterior of the building.



Building #9 Residence (POST) - FCA Building #0424
Description: Exterior of the building.



Building #8 DOIT Storage - FCA Building #0423
Description: Exterior of the building.



Building #6 Administration (POST) - FCA Building #0422
Description: Exterior of the building.



Building #4 Stewart Indian Museum - FCA Building #0421
Description: Exterior of the building.



Building #3 Stewart Indian Museum - FCA Building #0420
Description: Exterior of the building.



Building #1 Stewart Indian Museum (Vacant) - FCA Building #0419
Description: Exterior of the building.